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INTENSIVE LEVEL SURVEY

INC. VILLAGE OF SANDS POINT  
NASSAU COUNTY, NEW YORK



MARCH 1991

INTENSIVE LEVEL SURVEY  
INCORPORATED VILLAGE OF SANDS POINT  
TOWN OF NORTH HEMPSTEAD  
NASSAU COUNTY, NEW YORK

Submitted to: Sands Point Historic Preservation Commission  
Submitted by: Society for the Preservation of Long Island Antiquities

MARCH, 1991



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## INTENSIVE LEVEL SURVEY

### INCORPORATED VILLAGE OF SANDS POINT: METHODOLOGY

#### Summary of Existing Surveys and Register Documentation

The project area of the Intensive Level Survey of the Incorporated Village of Sands Point, Nassau County, New York, is defined geographically by a land mass bounded west by Manhasset Bay, east by Hempstead Harbor, north by Long Island Sound and south by the remaining portion of Manhasset Neck (known historically as Cow Neck), on which the principal concentration of population is the village of Port Washington (unincorporated). The Incorporated Village of Sands Point encompasses some 2,745 acres and is therefore a relatively small land area with historically fixed boundaries on the west, east and north (water sides), whereas its southerly boundary was established by 1917 and enlarged in 1932.

The Incorporated Village of Sands Point, located on Long Island's north shore within the Town of North Hempstead, Nassau County, New York, is fortunate in preserving a number of notable landmarks as well as several local agencies that have undertaken studies of the history and architecture of the locality. The Cow Neck Peninsula Historical Society, with headquarters at the Sands-Willets House, 336 Port Washington Boulevard, Port Washington, has published The Sketchbook of Historic Homes on Cow Neck



Peninsula [1963, revised 1982], which provides a useful history of the surviving settlement period buildings within the subject area. The Sands Point Civic Association, whose geographical base is more narrowly defined to the area now under review, has published Sands Point [1979], a guide to village history and government that incorporates a synopsis of the history and development of the area with photographs and significant data gleaned from local archives. These and other published sources, such as the Society for the Preservation of Long Island Antiquities' Saving Large Estates [1974] and its forthcoming Long Island Country Houses and Their Architects 1860-1940 [1991] will provide in-depth historical background for the late nineteenth and early twentieth century resources that account for a major portion of the area's previously identified landmarks. Such earlier and more general studies, including Bailey's Long Island A History of Two Great Counties: Nassau and Suffolk [1949] and Benjamin F. Thompson's History of Long Island revised edition, [1918], will provide reliable data regarding the historical and architectural context(s) relevant to the Sands Point area in general, and the numerous volumes of published records for the Towns of North and South Hempstead [1898] are also excellent resources for local research.

National Register documentation for sites within the boundaries of the incorporated village is available for "Wildbank," the John Philip Sousa house [NHL, 1966] and for the Sands Cemetery, which is now the subject of an



application for National Register listing submitted by the Incorporated Village. In addition, the Nassau County-owned Sands Point Park and Preserve, within which stand numerous Gould and Guggenheim family estate buildings and structures, has been determined eligible for National Register listing. Two of the Guggenheim houses, Hempstead House [1917] and Falaise [1923], are widely recognized as quintessential Long Island estate structures, and the surrounding open space which exceeds two hundred acres in size is equally significant as a surviving geographical context for these characteristic estate-era landmarks.

These existing books, documentation and survey notes previously compiled on Sands Point buildings and structures will provide an initial body of information and help to focus future research on areas of historical and architectural importance that have been overlooked or inadequately surveyed.

#### Research Plan

The Sands Point Historic Landmarks Preservation Commission has undertaken this Intensive Level Survey of the Incorporated Village of Sands Point in an effort to fully document the historic and architectural resources within its boundaries and to work toward the designation or protection of these sites utilizing its existing historic ordinance. The survey will follow the guidelines established by the New York State Office of Parks, Recreation and Historic



Preservation in establishing historic and existing conditions overviews, selection criteria and a developed inventory of sites with recommendations for the future designation process, as applicable.

The research plan entails a thorough review of all published histories of the locality as well as primary sources available in the archives of the Cow Neck Peninsula Historical Society and other repositories. Historic maps will provide an important source of information, particularly with regard to the evolution of roadways throughout the village and the location of early dwellings that are often sited in relation to the road system. The locality is well recorded by maps dating as early as 1709 [Gate Rights Map, Samuel Clowes, Surveyor]; later maps dating 1797 [Map of the Town of North Hempstead, William M. Stewart], 1837 [United States Coastal Survey Map No. 341], 1859 [Walling's Topographical Map of the Kings and Queens Counties of New York], 1873 [Beers' Atlas of Long Island], 1891 [Wolverton's Map of Nassau County], 1906 and 1914 [Hyde's Atlas of Nassau County], and 1939 [Dolph and Stewart's Atlas of Nassau County] will all be consulted in detail. Due to the unique nature of this locality, a rich source of potential information exists in turn-of-the-century real estate maps and literature and this, too, will be incorporated into the research.

From this comprehensive body of information, an historic context will be developed for the region under



investigation, and the theme or themes that appear to underlie its historic development will be established [see **HISTORIC OVERVIEW**]. This written narrative will incorporate the apparent trends in the area's long settlement period, later growth in the nineteenth century, and final emergence before and after the turn-of-the-century as one of Long Island's noted concentrations of "Gold Coast" architecture. The historic context(s) and related themes, in turn, will help to determine the relevant property types that illustrate and characterize the cultural features of significance for this area. A definition of these property types organized on the basis of National Register criteria, physical and historic integrity, and relevance to the established theme(s) will be established at this time.

Following the initial review of historical data, a field survey will be conducted utilizing an annotated topographical map identifying all known historic (i.e., pre-1940) resources. All thoroughfares known to exist within the pre-1940 period will be traveled and all existing sites noted for further consideration. Complete black-and-white photographic coverage of these sites will be undertaken at this time. Discrepancies between the historical documentation and observed field conditions will also be noted, allowing for the possibility of early cartographers' errors (likely) and/or the subsequent relocation of historic sites either within or into the locality (unlikely). A narrative will then be developed on the basis of the



existing conditions in the area, which will describe the range, number, distribution and integrity of all potentially significant property types [see **EXISTING CONDITIONS OVERVIEW**].

The Historic and Existing Conditions Overviews will provide the data necessary for determining **SELECTION CRITERIA AND GUIDELINES**. A Narrative explanation will be prepared that defines both the development and application of these criteria and guidelines; and on the basis of this narrative, a **LIST OF INVENTORIED RESOURCES** will be prepared through the application of the selection criteria and guidelines to all properties located in the project area. The list will contain all essential information about the properties such as historic name and/or current owner, location (street address and tax map designation), date of construction if known and historic map reference(s), and other data.

On the basis of this list an **INVENTORY** will be compiled utilizing the format specified by the SHPO ["blue forms"] and containing the site specific data necessary to prepare intensive level documentation for each individual property and/or district. Following submittal of this inventory, additional **RECOMMENDATIONS** for further research and resource protection will be prepared in accordance with SHPO requirements, and a final report will be filed containing a **BIBLIOGRAPHY** and all referenced maps, photographs and supporting materials.



### Project Scope and Timetable

The Intensive Level Survey will concentrate on existing buildings and structures within the context of their historic landscape, and a cut-off date of 1940 has been established for determining the current (1990) significance of contributing resources in accordance with the criteria for eligibility for National Register listing. Not included within the scope of work are archaeological sites, ruins, submerged artifacts or remains, roadways or bridges on public thoroughfares; cemeteries, however, if determined to possess a high level of significance with relevance to the identified historic context, may be included at this time. It is understood that additional resources within the project area may be identified as significant in the future, or may acquire significance in the future, and that the present survey is not to be considered exhaustive and exclusive so as to preclude the possibility for future research and identification of additional resources. It is also understood that resources previously identified and presently considered as lacking in significance with respect to the historic context(s) and theme(s) may, in time, merit further research and inclusion in future surveys.

The timetable for the Intensive Level Survey, as established by OPRHP in contract with the Incorporated Village of Sands Point, calls for project completion on or about August 15, 1990.



## INCORPORATED VILLAGE OF SANDS POINT: HISTORIC OVERVIEW

### INTRODUCTION

The Incorporated Village of Sands Point, which occupies the northerly portion of the Cow Neck Peninsula in the Town of North Hempstead, Nassau County, New York, is an area that reflects the long and varied settlement history associated with the Long Island region. Its earliest inhabitants were the Matinecock Indians, one of the island's thirteen native tribes, whose numbers were considerably reduced by the mid-seventeenth century because of European diseases and conflicts with the neighboring Iroquois. Until 1664, the area was governed by the Dutch West India Company, but colonization of the Town of Hempstead had occurred in 1643 with the arrival from Stamford, Connecticut, of eighteen families of English descent. The peninsula itself, first named Sint Sink ("stony place") by its native inhabitants, was reserved as a public pasture by the Hempstead settlers whose community was concentrated further to the south, and a three-mile fence was first built in 1658 identifying the rights to this common land.

With the defeat of the Dutch in 1664, New Amsterdam and all of western Long Island was consolidated under English



rule. One of the earliest non-native inhabitants of Cow Neck was John Cornwall, who was the first British patentee to settle the area at the invitation of the new colonial governor of New York. Later settlers, notably the Sands family who dominated the area in the eighteenth century, acquired much of their land from the Cornwalls, but by the middle of the century as many as seventy families inhabited the area.

Formation of the Town of North Hempstead occurred in 1775 as a result of the residents' disagreement with the Hempstead settlers to the south over the issue of independence from England. Cow Neck was occupied by the British throughout much of the Revolutionary War, however, and its inhabitants were forced to relinquish their lands and wage tactical warfare until the close of the conflict.

Near the end of the century and after peace was restored, the need for a lighthouse was recognized in order to protect an increasing number of travelers on Long Island Sound, and in 1809 the first tower was completed at Sands Point.

In the nineteenth century the Cow Neck Peninsula remained primarily agricultural, with dairy and oyster farming predominating as a major occupation until the beginning of a short-lived sand and gravel mining operation that started in 1865. A small tourist industry also emerged in the third quarter of the nineteenth century, exploiting the geographical advantages of the region and its proximity



to urban New York City. The northerly section of the peninsula remained sparsely settled throughout the period, however, with the greatest concentration of the population located to the south in what is now Port Washington [named in 1857].

With the arrival of the railroad to Port Washington in 1898, commuting to metropolitan New York was made both convenient and affordable, and the hamlet and its more thinly populated peninsula to the north experienced considerable growth. The work forces associated with sand mining and tourism had also contributed to the swelling population, but the greatest impact on the northerly tip of the Cow Neck Peninsula came as a result of its acquisition and transformation by affluent estate builders who were active immediately before and after the turn-of-the-century. The large amount of open land appealed to this generation of gentleman farmers and upper income suburbanites and they developed the region with their "Gold Coast" mansions, extensive grounds and outbuildings. Together, these landholders later formed the present day Incorporated Village of Sands Point (1910) which was intended to preserve the exclusive character of the area for its privileged inhabitants. Expanded in 1932 to incorporate the area known as Harbor Acres, the village now comprises some 2,745 acres of land including 254.5 acres set aside as wetlands which are under the jurisdiction of the state and federal government. Several of the largest turn-of-the-century



estates also remain preserved in whole or in part, the most notable of which is the former Daniel Guggenheim property, now the 209-acre Sands Point Preserve owned and administered by Nassau County. Another large estate, formerly that of Solomon R. Guggenheim, serves as the IBM Country Club and Conference Center.

Other estates have succumbed to the pressures of redevelopment that took place during the decades following the turn-of-the-century estate era. While a significant number of estate features such as main houses, outbuildings and private lanes have been preserved, many survive on reduced parcels surrounded by smaller houses of more recent construction. This pattern of residential subdivision in itself contributes to the character of the region, however, and dates to a certain extent within the pre-1940 period of significance.

#### GEOGRAPHY OF SANDS POINT

The Incorporated Village of Sands Point, as previously described, occupies the northerly tip of Cow Neck Peninsula and is bounded on the west by Manhasset Bay, north by Long Island Sound, east by Hempstead Harbor and south by the remaining portion of the peninsula. Its fertile soil contributed to its importance in the eighteenth and early nineteenth centuries as a farming region, but by the mid-



nineteenth century its extensive water frontage took precedence and contributed to its eventual popularity as the site of numerous country houses and a hotel.

The Cow Neck Peninsula is in fact typical of several land masses that characterize this portion of Long Island's north shore. As noted by the historian Benjamin F. Thompson, the region between the villages of Flushing and Huntington along the water's edge "deserves particular notice for the peculiarity of its general features" which the author enumerates as follows:

This tract is indented for half its width ...by seven large bays or harbors, called by the several names of Flushing Bay, Little Neck Bay, Manhasset Bay (formerly Cow Bay), Hempstead Harbor, Oyster Bay, Cold Spring Harbor, and Huntington Bay. These sheets of water occur in regular succession, being from four to six miles in length and having in their general form a wedge-like shape with mouths or entrances from one to three miles wide; and are, in almost every case, defended by a sand-beach, a sort of natural break-water, formed by the continual action of the tidal currents, and leaving, in some instances, only a passageway or channel for vessels. The distance from the west side of Flushing Bay to the east side of Huntington Bay in a direct line is about twenty-eight miles; while the indentations of the coast produced by these bays would make the distance upwards of eighty miles. This extensive water-front presents a great variety of surface, abounding in fine scenery, in which the cultivated field, the forests, the waters of the bays, the broad expanse of the Sound, whitened with the sails of commerce, the mill, the farm house, and the country residence, alternately attract the attention and delight the eye of the admirer of the beautiful and picturesque.



The territory, therefore, bordering on the Sound in this town [North Hempstead] and Oyster Bay, may be said to consist of a succession of promontories, formed by the bays before mentioned, containing from two to forty square miles each. The villages and settlements at the heads of the bays are connected by a turnpike road which ranges across the head of the necks, and from which the headlands formed by these promontories upon the Sound vary in distance from two to six miles.

Access to the neck was established at an early date via a roadway that runs in a northerly and northwesterly direction, bisecting the land mass and reaching at its most northerly terminus a point of land [Sands Point] on which the lighthouse was established in 1809. Now known as Middle Neck Road, this thoroughfare remains the primary avenue of vehicular access to the neck. A portion of it also serves as a boundary between the Incorporated Village of Sands Point [to the east] and the unincorporated areas of Port Washington North and Manorhaven [not included in the subject area]. A pattern of smaller roadways that run at perpendicular angles from Middle Neck Road survives from the mid- to late nineteenth century when large country houses were first established along the shoreline.

Two other primary roadways, Sands Point Road and Cow Neck Road, are also clearly identified by mid-nineteenth century cartographers.

Some of the smaller lanes throughout the village have resulted from the subdivision of large, turn-of-the-century estates. Extensive private roadways were originally laid



out ensuring direct access to principal structures as well as their associated outbuildings and secondary structures; today, these survive as a network of narrow roadways that are now supplemented by additional avenues that have been superimposed upon areas of previously undeveloped land.

#### SETTLEMENT AND COLONIAL PERIODS [1643-1809]

It is stated in Munsell's History of Queens County [1882] that "though this and the adjoining territory had for a long time belonged to the Dutch government, yet there had been none but very sparse settlements made prior to about 1670." In fact, a small settlement near the head of Cow Bay was first attempted in 1640 by a colony of English immigrants from Lynn, Massachusetts, under the command of Captain Daniel Howe. It was not until later in the century, however, that non-native inhabitants would establish their presence on the neck:

Cow Neck, containing about 6,000 acres of land, was at the earliest settlement of the original town of Hempstead used principally for pasturing cattle by the inhabitants of other portions of the town... For a long period and up to about 1676 Cow Neck continued to be used by residents in distant parts of the town, including the present town of Hempstead, as a common pasturage; and for this purpose was fenced from near the head of Cow Bay across to near the village of Roslyn. The freeholders of the town were permitted to pasture a number of sheep or cattle proportioned to the number of panels ["gates"] of this fence they had respectively constructed. These rights of pasturage were bought and sold much as we



now sell bank stocks or railroad bonds.  
The land was divided among the claimants  
(probably in the same proportions)  
subsequent to 1695.

Of the several families that established themselves on the neck in the seventeenth century, the Cornwall and Sands families were undoubtedly the most prominent. Following the defeat of the Dutch in 1664, land on Cow Neck was awarded to John Cornwall (1647-1704) by the British governor without apparent regard for the rights of common pasturage already in effect. After a hostile reception on the part of the Hempstead settlers who attempted to destroy their home, the Cornwalls secured a patent to their land and soon after increased their holdings on the west side of the neck where a section of the original house is said to remain standing. The Sands family, three of whom arrived on Cow Neck from Block Island in 1691, included brothers John (1649-1712), Samuel and James. John obtained two large parcels on Cow Neck from Richard Cornwall of Rockaway, one of them located within the subject area, where he later built a house that is believed to survive as enlarged by subsequent owners. Another early Sands homestead, now the Sands-Nostrand house, is located nearby but dates to a later generation, perhaps to that of John's grandson Richard (1729-1798), who inherited a portion of the original 500-acre purchase.

Other early settlers' names include the Motts and Dodges, both of whom are represented by settlement period dwellings. Adam Mott II (1672-1739), son of Adam Mott I who



was among the original gate owners, purchased extensive acreage on the east side of the neck from his brother, Richbell Mott, in 1715. After Adam's death, his widow married Tristram Dodge, whose own early eighteenth century dwelling also stands overlooking Hempstead Harbor to the south. Another Dodge house, that of Thomas Dodge built c. 1721 at the mill pond on present day Harbor Road, stands to the south of the subject area.

By the mid-eighteenth century the population of the Cow Neck Peninsula had grown to some seventy families, and included such names as Barker, Smith and Spragg as well as those already mentioned. During the Revolutionary War period, however, Cow Neck residents were subjected to the occupation by the British from whom they had declared their independence in 1775. Having withdrawn from the Town of Hempstead to create the Town of North Hempstead, the patriotic inhabitants of the peninsula suffered at the hands of British soldiers as well as from "whaleboatmen" who terrorized coastal Long Island settlements from their outposts in Connecticut. By the close of hostilities, considerable damage had been sustained by both natural resources and livestock resulting in a period of reconstruction that characterizes the closing decade of the eighteenth century.

The architectural context within which the settlement period houses of Sands Point were built corresponds to the conservative traditions of timber frame technology that



characterizes the Long Island region in general. The houses of this early period are invariably one or one-and-a-half stories in height and sided with clapboards or oversized wood shingles. Multi-paned, 12-over-12 window sashes were typical but rarely survive unaltered as a result of updating to the more customary 6-over-6 of the nineteenth century. Large panel doors with transoms, one or more brick chimneys centered on the ridge of a straight-pitched roof and low foundations of field stone are also typical. Interior arrangements vary, but often incorporate a stairhall opposite the main entry, which may be centered in a five-bay "full house" plan or situated against a side wall in a three-bay "half house" plan. The region is known generally for its intermixture of Dutch and English construction technologies, although little of the Dutch influence remains apparent due to the area's relatively late and sparse settlement pattern by an exclusively English community. It is interesting to note that the early buildings were not clustered but rather widely scattered and are oriented toward the east or west shore of the neck overlooking the bays. This is characteristic of a farming region located on the outskirts of a concentrated settlement, in this case Hempstead, which formed the original urban nucleus from which outlying regions such as this were only gradually populated. The settlement period farmhouses were therefore associated from the earliest time with large productive farms and extensive woodlands, a pattern that was preserved



to a large extent throughout the nineteenth century and carefully recaptured and cultivated in the early twentieth century by estate period builders.

#### NINETEENTH CENTURY (1809-1898)

The nineteenth century on Cow Neck Peninsula was characterized by considerable economic growth and exploitation of the region's natural resources. It began with the construction of the Sands Point Lighthouse (1809), the idea for which had actually circulated a decade earlier. Sponsored by U.S. Senator Samuel Mitchell, a local resident, the petition for building a lighthouse passed in 1806 and the contract was awarded to Noah Mason, a Connecticut sea captain, who remained as keeper of the light until his death in 1841. The 80-foot stone tower was enlarged in 1868 with an adjoining two-story brick house first occupied by John Seaman.

Increased water traffic along Long Island Sound and in Manhasset Bay and Hempstead Harbor were sufficient justification for the lighthouse, which enjoyed a prominent site at one of the two northerly tips of the peninsula. Sands Point residents were alert to the geographical advantages of their location: as early as 1784 Richard Sands had sought exclusive rights for operating a ferry from Cow Neck to New Rochelle, and by 1873 two steamboat landings had been established on either side of the neck. By the mid-



nineteenth century a growing tourist industry prompted the construction of a large hotel in the vicinity of the lighthouse. A growing population increased the demand for goods and services as well, and commercial shipping along the sound grew accordingly. This economic expansion was not without mishaps, however, as the following newspaper account gives evidence:

[1812, Oct. 13]

The market-boat Little Trimmer, Captain Abraham Brinckerhoff, from New York to Cow Bay, being too heavily loaded with brick, as she was putting about, run under water and sunk, off Plum Beach. The passengers and crew escaped in the long boat to Great Neck, except one who swam ashore to Cow Neck. Catharine Onderdonk lost \$80 worth of clothing.

Agriculture continued to be an important local industry throughout the period, and included dairy farming and the cultivation of cash crops as well as oyster farming in the bay. Whereas eighteenth century farmers had cultivated a great variety of crops, many for their own consumption and some such as tobacco and flax that were later abandoned, their nineteenth century successors began to establish market gardens providing hay, potatoes and grains exported to New York and Brooklyn. By the 1880s, the dairy industry had also taken on new importance in the local economy:

The production of milk for use in the city of Brooklyn has come to be the source of an important part of the farmer's labor and income. About 9,000 quarts are daily delivered at the different railway stations in the town and forwarded to agents in the city.



who distribute the milk to their customers. To produce this large amount of milk necessitates the keeping of a great number of cows, which consume the products of the farms on which they are kept, and thus modify, to a considerable extent, the agricultural products of the town. It is an undoubted fact that the "raising of milk," as it is called, has been profitable, and has added greatly to the wealth of the farmers.

Stock breeding was also pursued on the peninsula, but the introduction of oyster farming in the 1840s proved far more successful at least for a brief period of time. The business became very active after 1855 when several entrepreneurs relocated to the peninsula from Staten Island and greatly expanded the operation while securing laws that protected their oyster beds. Perhaps more important than the success of the industry itself was its socio-economic impact on the community, one example being that of Charles W. Mitchell who foresaw an influx of population and laid out his farm as village lots for oystermen. It has been recorded that the tiny village of Port Washington, which lies directly to the south of the subject area, swelled from 200 inhabitants to 1,200 during this time period.

The mining of sand and gravel also flourished during the later decades of the nineteenth century, transforming the contour of the land as it introduced an additional group of laborers who also settled in the village of Port Washington.



Typical of the development of Long Island's north shore in this period, the Cow Neck Peninsula was not without a hotel to capture the interests of a growing tourist population. The Sands Point Hotel located to the east of the lighthouse was built about 1850 by B. B. Nostrand; later known as the Dunnspaugh & Doolittle Hotel [1873] and Peck's Hotel [1891], the structure stood until 1892 when it was destroyed by fire. Also known as the Nostrand House, it was a long, narrow framed structure sited at the Sound's edge with sweeping views of the water and Connecticut to the north. By the end of the century it provided the site for Mrs. O. H. P. Belmont's estate "Beacon Towers," a Gothic mansion that stood until 1938 when it, too, was replaced (see below).

In evaluating the existence of nineteenth century resources, the Long Island atlases of 1873 and 1891 were invaluable aids to research. Beers, Comstock and Cline's Atlas of Long Island [1873] details the spread of country houses along both bays that flank the peninsula, and reflects a pattern of development that anticipated the later creation of large estates after the turn-of-the-century. The identification of all nineteenth century resources has depended to some degree upon representation on this and Chester Wolverton's Atlas of Queens County, Long Island, New York [1891], which contains less detail relevant to property ownership but is nevertheless significant in evaluating the



evolution of both roadways and buildings that now survive from the pre-Estate Era periods.

Architecturally, the neck continued to exhibit the region's conservative building traditions throughout the nineteenth century. Many of the pre-existing settlement period houses, for example, appear to have been enlarged in this period, and their preservation was thus ensured, although not without some loss of their original integrity. Documents suggest that little new construction took place on the neck in the nineteenth century. It was not a period of expanded settlement nor was it characterized by the subdivision of earlier farms, remaining almost exclusively residential due to the existence of nearby services and commercial facilities in the village of Port Washington located immediately to the south. The few extant examples of architecture that did originate in the period are therefore primarily residential buildings that tend to follow the simple design forms and technological practices that characterized the rural Long Island region in general. Exceptions do occur, however, indicating that some influence from urban New York City was inevitable. Restrained Greek Revival design features may be detected in isolated cases, a small and decorative board-and-batten Downingesque cottage suggests a note of sophistication for one mid-century farmstead [the main house is now gone], and even the lighthouse received a brick lightkeeper's cottage exhibiting Italianate features indicative of the pre-Civil War era.



Perhaps the grandest architectural achievement of the nineteenth century was the large, wood-frame hotel whose waterfront veranda and numerous support facilities were typical of the form. Like many of its type, however, it suffered total destruction due to a fire which paved the way for the redevelopment of its spectacular site at the close of the nineteenth century.

#### ESTATE PERIOD [1898-1939]

It has been remarked that the construction of the railroad trestle over the south end of Manhasset Bay opened the way for convenient commuting between Sands Point and New York City. This occurred in 1898, some twenty years following the arrival of the road to nearby Great Neck, and was undoubtedly one of the major factors that contributed to the rapid "discovery" and development of the Cow Neck Peninsula at the turn-of-the-century. The railroad depot itself was located in the village of Port Washington on a site donated by Alfred Bayles, but within a short distance of the two dozen families who were at that time residing at the northerly end of the neck. As noted above, the earliest estates may actually be traced to a pattern of country house construction that had characterized the region earlier in the nineteenth century, although those which were established during the turn-of-the-century "Gold Coast" era



were built for the most part during the decades immediately preceding and following World War I.

The pattern of exclusive residential development that continued throughout this period was therefore established in the nineteenth century when large country houses began to be built on large pre-existing farms. It appears that estate owners were more aggressive about their land development, however, and had as one of their primary objectives the acquisition and preservation of large open tracts of land that were devoid of all construction except that which was designed or newly built. In fact, by 1914 much of the land within the present day Incorporated Village of Sands Point had been acquired for estate building purposes, and several large mansions and related outbuildings had been constructed, as evidenced by E. Belcher Hyde's Atlas of Nassau County, Long Island, N.Y. [1914]. The names of Isaac and William Guggenheim, Howard Gould, Frank Hoffstat and Mrs. H. Van Wart were already represented by some of the larger land holdings, whereas Thomas Mott, Mrs. B. B. Nostrand, C. W. Sloane and H. R. Tibbitts [Tibbett?] appear to have survived from the legacy of large country houses already established in the nineteenth century.

On July 23, 1917, the Incorporated Village of Sands Point was created out of the existing incorporated villages of Motts Point, Barkers Point and a smaller Sands Point by approximately fifty of the most prominent local land



holders, most of whom were either seasonal residents or descendants of the settlement families previously mentioned. Incorporation of the northerly tip of the Cow Neck Peninsula was intended to both safeguard the exclusive character of the area as well as to bring the control of many municipal services into the hands of the residents themselves. On May 23, 1932, the village was further extended and assumed its present size through the annexation of Harbor Acres, a compact development of moderately scaled residences that occupied the former W. Bourke Cochran Estate located to the east of Port Washington Boulevard on the southerly edge of the district.

It has been written that "newcomers were attracted to Sands Point because of its scenic appeal, proximity to New York City, and the opportunity to develop English-type estates emphasizing horticulture and gentleman farming." The relative isolation of the peninsula may have also been a factor that contributed to its great popularity among estate-builders at the turn-of-the-century; despite the completion of the railroad to nearby Port Washington, the northerly end of Cow Neck Peninsula had remained largely undeveloped into this period, providing the raw material for landscaped grounds and lavish mansions favored by upper income property owners.

Several of these large estates had been laid out prior to World War I, notably those of Isaac and William Guggenheim, R. Fraser, Lulie J. and Fitch H. Medbury,



William Lippencott, Mrs. H. Van Wart, Frank Hoffstat, W. Bruce MacKelvie and Mrs. Arthur Hodges. The largest estate belonged to Howard Gould, however, whose 250-acre property situated to the north of Middle Neck Road and overlooking Long Island Sound contained numerous gate lodges, a colossal stable and other barns, a greenhouse, storehouse, laundry and wharf in addition to the main residence which was later removed when the Tudor style manor house was completed. Acquired by Daniel Guggenheim in 1917, Castle Gould was renamed Hempstead House and was deeded to Nassau County in 1971 [Sands Point Park and Preserve].

Three other Guggenheim estates are "Mille Fleurs", built by Daniel's widow Florence after his death in 1930, "Falaise," the Harry Guggenheim estate built by Daniel's son in 1923, and "Villa Carola" [later "Trillora Court"] first built by Isaac Guggenheim and acquired after 1922 by his brother, Solomon R. Guggenheim. "Trillora Court" was greatly embellished by Solomon, who added an entrance lodge, a dairy and stable, greenhouses, superintendent's cottage, sewage disposal plant and other amenities by 1924. After his death in 1948, a plan for subdividing and developing the property with one-acre parcels met with little success and the remaining estate was acquired in its entirety by I.B.M. in 1953 as an executive country club.

The Guggenheim estates, which lined the Long Island Sound shoreline to the east and north of Middle Neck Road, surrounded the opulent Beaux Arts mansion of shipbuilding



magnate Edgar F. Luckenbach whose 104.8-acre property later became an educational institution. Further to the west at Prospect and Sands Points were the Hoffstat, Hearst and Conde Nast estates, all now demolished, while "Lands End" built for New York World editor Herbert Bayard Swope still stands. The Swope house is a Colonial Revival mansion whose angled wings echoed its incomparable siting on a 10.5-acre point of land at the most northerly tip of the peninsula.

The William Randolph Hearst estate, demolished in 1938, had been built on the site of "Beacon Towers," the Mrs. O. H. P. Belmont estate which itself was constructed on the parcel occupied by the Sands Point Hotel [destroyed by fire in 1892]. A small gatehouse, sections of stuccoed masonry walls and the former Sands Point Lighthouse, decommissioned from service in 1922 and acquired by Mrs. Belmont in 1924, are all that remain standing on this site from the pre-1940 era.

In addition to these waterfront properties were several other estates located on interior parcels fronting on Middle Neck Road, Sands Point Road or Barkers Point Road. These include the Tudor Revival estate of Mrs. Christian R. Holmes, "The Chimneys," built in 1929 and later utilized as a Naval Officer's Club during World War II. This 44.9-acre tract incorporated not only the main residence but also a cluster of service buildings on Tudor Lane, which have since been converted as private residences, while the mansion itself was adapted for new use by The Community Synagogue in



1955. Nearby Laidlaw's Corner, the intersection of Sands Point and Middle Neck Roads, takes its name from the banker James Lees Laidlaw, whose 19.9-acre estate later yielded the eighteenth century Sands Barn now restored on the grounds of the Cow Neck Peninsula Historical Society in Port Washington. Other property owners or occupants of note, among them John Philip Sousa, New York State Governor Averell Harriman, and furniture store magnate C. W. Sloane all established residences within the Incorporated Village of Sands Point during this period of estate-building when large and imposing country seats dominated the architectural scene.

At the close of the estate period, the creation of an exclusive residential area named Harbor Acres typified the future for many large properties in the post-Depression era. Located in the southeast corner of the village, Harbor Acres occupies a large tract that was originally the site of Tristram Dodge's eighteenth century homestead. Acquired in 1901 by Congressman William Bourke Cochran, the 300-acre property was first developed with a large estate house and several modest outbuildings, and a small corner parcel was deeded to the Catholic Church who constructed St. Peter's of Alcantara on Port Washington Boulevard. In 1920 the estate passed into the hands of oilman Joshua S. Cosden, and by 1926 it was owned by Vincent Astor who later sold the Cosden house and fifty-eight acres of land to Eleanor Patterson.



The remaining piece of about 284 acres was sold to the Harbor Acres Realty Company in 1926.

The Dolph and Stewart Atlas of Nassau County, Long Island, N.Y. [1939] reflects other subdivisions of earlier estates, and reveals to what extent this phenomenon characterized the closing historical episode in Sands Point. The Van Wart and Squires estates on Middle Neck Road near Prospect Point, for example, were reduced in size and the Hyde and McGuinness estates on the south side of Middle Neck Road had become the Sands Point Club. Not to be confused with the original Sands Point Golf Club, the Sands Point Club was founded by polo enthusiast Averell Harriman and other influential residents in 1927. Later dissolved because of financial difficulties, it was reorganized as the Sands Point Golf Club in 1940 and provided off-season skeet shooting in addition to golf. The original Sands Point Golf Club, which was located to the west on Middle Neck Road, appeared on the maps of 1914 but was later absorbed by the adjacent Tibbits estate.

Two residents' names associated with the earlier history of the area, Mrs. B.B. Nostrand and Mrs. Susan Cornwall, were still represented as large landholders at the turn-of-the-century, but within the twenty-five year period between 1914 and 1939 their holdings were also considerably reduced in size. The Nostrand property had stretched along both sides of Sands Point Road, north of and bounded on the south by Barkers Road. Surviving into the early twentieth



century as a large undeveloped tract, the parcel was transformed by 1939 into several small house lots fronting on the main roads and on the newly created Round Hill Road and Dogwood Lane. The Cornwall Estate at Barker's Point was also undergoing the early stages of subdivision, with two substantial waterfront houselots carved out of its west side and a curvilinear access roadway, Cornwells Beach Road, formally recognized for the first time. A smaller undeveloped piece adjoining the Cornwall Estate and identified as belonging to F. C. Hicks in 1914 was renamed West Creek Farms by 1939, its length bisected by a roadway that branched out to create several potential houselots within an area that was still characterized by larger holdings.

Thus, within the closing decades of the Estate Period, the trend toward reducing large nineteenth and early twentieth century estate holdings into smaller residential house lots had already begun. In many instances existing principal dwellings, estate outbuildings and landscape features were preserved and in some cases adaptively used for new purposes during this time, and are therefore now preserved on reduced acreage.

The architectural context for the estates era theme is dominated by the historical acquisition of extensive properties and the design and formation of landscaped grounds dominated by principal dwellings, support buildings such as gate lodges and barn complexes, and structures such



as gates, fences and even bridges. Noted architectural firms, many of which had offices in New York City and social ties to an affluent leisure class of clients, were employed to design and superintend the construction of these properties within the brief period spanning from the 1890s until the early 1930s. Characteristic of estate building on Long Island in general, an eclectic mix of styles is exhibited by these prominent designers, suggesting the keen competition and endless variety of revival modes that were popular at the turn-of-the-century. These include the Tudor Revival, Spanish Revival, Colonial Revival, Georgian Revival, and Norman Revival, among others. Some of the principal estate houses, notably Mrs. O. H. P. Belmont's "Beacon Towers" and Howard Gould's "Castle Gould" are unquestionably among the most fantastic of any that were built on Long Island, while the majority rank as medium to large examples that exhibit the customary range of style, scale, material, and other features associated with this diverse group. Unlike many of the other clusters of Long Island estates, however, those in the Incorporated Village of Sands Point were for the most part built on large pre-existing tracts and were not assembled from smaller parcels. As a result, the patterns of land ownership in the nineteenth and early twentieth centuries remained remarkably unchanged.

#### MODERN PERIOD [1940-present]



The pattern of subdividing large parcels for residential development that began at the close of the estate era has continued throughout the modern period. Areas like Harbor Acres that first saw a small handful of substantial houses constructed on large houselots were steadily built up throughout the 1940s and 50s, whereas more recent subdivisions such as Woodland Road and Sycamore Drive were laid out in the 1960s, 70s and 80s. The impact of the last fifty years on features that date prior to 1940 has varied but the survival of significant resources, particularly those that exemplify the 1890-1940 estate era, is relatively good due to the affluence of the area and its corresponding ability to support residential buildings of exceptional scale. The exclusive nature of the village and its proximity to metropolitan New York have also contributed to the survival of selected features such as the former Solomon Guggenheim Estate, now the IBM Conference Center. Unquestionably of major importance is the acquisition by Nassau County of the former Daniel and Harry Guggenheim Estates, now consolidated as the Sands Point Park and Preserve. This major tract has dominated the history of the village and survives substantially intact with principal estate residences, numerous supporting facilities and landscaped grounds on over two hundred acres of land. First adapted for use as a U.S. Naval Reservation, it was acquired for preservation by Nassau County in 1971.



Another pattern of preservation has been the subdivision of large estate parcels and the renovation and adaptive use of existing buildings for modern residential purposes. Many former gate lodges, carriage houses and other overscaled outbuildings have been preserved in this way without significant loss of historic fabric. Examples include the William R. Hearst gatehouse, the Mrs. C. R. Holmes garage and superintendant's cottage, and the William B. Cochran barns, all now successfully converted as private homes. These features, while adapted for new uses in the modern period, have nevertheless been considered as surviving resources of the estate era for survey purposes.

Despite the concentration of residential building since World War II, little of exceptional architectural significance has been produced or has captured the attention of contemporary architectural historians. Nevertheless, certain buildings that have been introduced to the subject area during the last fifty years may with time acquire sufficient distinction to be regarded as architecturally significant and will therefore merit a periodic re-evaluation.



## INCORPORATED VILLAGE OF SANDS POINT: EXISTING CONDITIONS OVERVIEW

The resources within the Incorporated Village of Sands Point that possess potentially historic significance appear to be evenly distributed throughout the subject area. As is stated elsewhere, the village is dominated by architectural features that either represent or recall its turn-of-the-century estate era, a period of widespread building and redevelopment of the region. It appears that as a result of this activity, many resources that predated that period were either altered or removed. Virtually every acre within the village was acquired and developed with large-scaled estate houses and related features at that time, and many of these survive in whole or in part today. An overview of the village reveals that several large and sparsely developed parcels remain virtually intact from the estate era and that related features such as fences, gates and gate lodges, and private lanes remain as evidence of other estates where principal dwellings are no longer extant. The survival of street names preserving estate-era associations are numerous; e.g., Astor Lane, Tibbits Lane, Hoffstot Lane and Luckenbach Lane all derive from the turn-of-the-century development period. Modern-day restrictive zoning throughout the village that imposes a minimum of two-acre and larger lots preserves the exclusively residential nature of the area, and the existence of two large golf courses



contributes to the overall character of the village in general.

In determining the range, number, and distribution of potentially significant historic resources in the village, it is useful to re-examine the general history of the roadways that exist in the subject area. The Incorporated Village of Sands Point remains bisected by Middle Neck Road, a route that runs north from the adjacent Port Washington area, turning in a westerly direction before its termination at Sands Point on Long Island Sound. Many of the secondary roads in the village radiate to the left and right of this route; many, in fact, originated as nineteenth century or estate-era private lanes that were formerly associated with large, undivided parcels. While this pattern remains discernable today, the subdivision of large parcels for construction of residential buildings on smaller lots has characterized the evolution of the subject area in the decades following World War II. Two other major thoroughfares, Sands Point Road and Cow Neck Road, run to the south of Middle Neck Road and have existed at least since the mid-nineteenth century, whereas Barkers Point Road, a straight route that skirts the southwesterly edge of the incorporated village, appears to have been laid out at the turn-of-the-century in response to the need for a connection to the residential lots overlooking Manhasset Bay. In identifying extant resources, it is useful to place



them in relation to the pattern of road development as detailed above.

The majority of historic resources surveyed throughout the village are residential in character and appear to correspond to the three broad historic contexts described at length in the Historic Overview. The property type concept was only applied to the Estate Era theme because historic resources from the other three contexts were very few in number.

It may be generally stated that historic properties from the settlement/colonial period and nineteenth century are preserved today on acreage that is considerably reduced in size since their construction period, whereas the resources surviving from the estates era survive in three basic forms: those that remain standing on extensive grounds and that retain some degree of related secondary features such as outbuildings, landscaped grounds, fences and the like; those that survive on subdivided parcels and typically exhibit adaptive use for new purposes (e.g., gate lodge converted as private home); and those that were introduced on smaller parcels created at the close of the period and emulated on a smaller scale the architectural designs of the larger estates. Resources from the post-1940 modern era would also occupy houselots that had resulted from the subdivision of larger, estate-era properties.

Settlement/Colonial Period resources are few in number and are concentrated primarily in the northwesterly section



of the village near the water's edge along Sands Point Road. Two extant houses, both of them preserving Sands family associations, remain standing in this area, while a third early dwelling, the Cornwall House, stands nearby at the southwesterly edge of the incorporated village. Another settlement period feature of great historic significance, the Sands Point Cemetery, is also located in this area on the west side of Sands Point Road, whereas the only other remaining eighteenth century period house is the Tristram Dodge House located on the east side of the neck overlooking Hempstead Harbor.

Settlement/Colonial Period resources are defined as those that exhibit an association with at least one of the early settlers that inhabited the region in the late seventeenth and eighteenth centuries. Architecturally, the buildings share such characteristics as wood frame construction, simple exterior roof and wall cladding of shingle and clapboard, compact scale, restrained detailing and siting that commands a prospect of one of the two harbors that flank the neck. The cemetery is a unique resource in the village and preserves numerous Sands family and related gravestones in a naturalistic wooded setting that has since been developed as a modern period houselot.

Nineteenth Century features are similarly few in number due to the relative sparsity of building in the area as well as to the intensity of estate development after the turn-of-the-century which apparently cleared away many pre-existing



structures. Resources that fit into this context may be defined broadly as those which preserve historical associations for the period spanning the years 1809 to 1898, and which incorporate architectural features that represent one or more of the styles or vernacular trends that characterize this period.

Examples of Nineteenth Century properties are now widely scattered in the subject area due in part to their systematic removal during the Estates Era. A picturesque Downing-type batten cottage, several modest houses that appear to have stood on the grounds of larger nineteenth century farms, and the Sands Point Lighthouse (now sadly altered with the addition of a large wing) are typical of all that remains in evidence for this category today.

The Estate Era has produced the greatest number of surviving resources in the village. While sharing both historical and architectural associations this group is very diverse and ranges today from the extensive Sands Point Park and Preserve on Middle Neck Road (250 acres with numerous distinct features) to the William R. Hearst, Jr., gatehouse which is all that survives of the legendary Belmont-Hearst Estate at Sands Point. Historic resources from this pre-1940 era may survive today in the form of one of three property types: 1/ large-scaled dwellings with related estate features that are essentially unaltered from their construction period [e.g., IBM Conference Center, formerly Isaac and Solomon Guggenheim Estate]; 2/ outbuildings or



estate-related features preserving a high degree of integrity that are nevertheless located on parcels that have been subdivided for adaptive reuse [e.g., Mrs. C. R. Holmes garage and superintendant's cottage]; and 3/ principal dwellings of considerable size and architectural merit that were built relatively late in the period of significance on large houselots created from the early subdivision of turn-of-the-century estates [e.g., Harbor Acres].

Property Type I encompasses large principal estate dwellings built during the period 1898-1940 that retain a high degree of physical integrity and preserve the grounds, outbuildings and other secondary features associated with their original construction period. Once distributed evenly throughout the village but concentrated primarily along its west, north and east shorelines, examples of this type are still numerous and include the previously cited Guggenheim estates as well as the Swope Estate ("Land's End") at Prospect Point and the Sousa Estate at Barker's Point (a National Historic Site). A wide range of architectural styles is represented by this group, but such estate-era characteristics as extensive landscaped grounds, large architect-designed principal dwellings, and numerous supporting features such as gatehouses, guest houses, imposing gates and fences, recreational facilities, stables, large garages incorporating residential units and the like are typical.



Property Type II includes those estate-related features which are individually preserved (and adaptively reused) but no longer represent the collective ensemble of their original plan. Examples include gate lodges, barns and other estate-era features now subdivided and adaptively reused which nevertheless preserve many characteristics of their original setting. The outbuildings of Mrs. C. R. Holmes' Estate ("The Chimneys") which are maintained as private homes on Tudor Lane, and the Hearst gate lodge now converted as a private residence at the terminus of Middle Neck Road, are good examples of this property type.

Property Type III, a classification of substantial residential buildings that dates from the close of the estate era, is now represented by several historic resources that are known to have been built on subdivided estates prior to 1940. Notable are several houses built on the former W. Bourke Cockran Estate at the southeast corner of the village on Middle Neck Road. Developed by Vincent Astor, "Harbor Acres" at first preserved the Cockran house [Mrs. E. M. Patterson in 1939; no longer extant] and barns within a curvilinear pattern of streets creating house lots averaging five or more acres each. At least ten lots appear to have been sold prior to 1940, five of which may have contained large-scaled houses whose architectural styles and settings emulated their grand estate-era predecessors. The pattern was followed to a limited extent elsewhere in the village as well, on the F. C. Hicks property on Barkers



Point Road ("West Creek Farms") and, to a lesser degree, on the former Mary C. Nostrand Estate on Sands Point Road. This category typically preserves a high degree of physical integrity and is architecturally significant of the dawning of the modern era of building in the subject area.

Properties included from the post-1940 era are defined for survey purposes as a classification of residential buildings that exhibits exceptional architectural merit but lacks the age and historical associations that belong to the other resources that characterize the region. The geographical advantages of the peninsula suggest that such modern-era residences will possess commanding views of one of the surrounding bodies of water, while the patterns of subdivision that have dominated the evolution of the area in the past fifty years would further imply that such buildings occupy relatively small parcels of land. Exceptional architectural quality may be defined as exhibiting the hand of a master architect of the modern era.



## SELECTION CRITERIA AND GUIDELINES

Selection criteria and guidelines have been developed for determining the eligibility of properties for an intensive level survey of the Incorporated Village of Sands Point based upon a thorough evaluation of the region's history as well as its current appearance. The criteria selected follow the guidelines for establishing eligibility for inclusion in the National Register of Historic Places, and therefore observe a cut-off date of 1940 for all resources except those that demonstrate exceptional architectural merit. Furthermore, resources must retain a sufficient degree of physical integrity to be identified visually as representative of one or more periods of historical or architectural significance. The periods of significance have been identified and described in previous sections of the survey.

One of the basic criteria for inclusion in the survey is the representation of a building, feature or property owner on an historic map of the subject area. Due to the relatively compact land area of the village and the existence of several historic maps that correspond to its periods of significance, a systematic record of land use and ownership patterns survives that provides a convenient basis for the formulation of criteria and guidelines pertaining to relative historical significance.

With regard to physical integrity, the selection criteria and guidelines will also follow the standards



established by the procedures that regulate inclusion in the National Register of Historic Places. As stated in the Existing Conditions Survey, the incorporated village is an exclusive residential community composed for the most part of private homes set on large, wooded lots and landscaped grounds. Few existing structures are physically neglected, although exceptions do exist primarily in cases where buildings of relatively small size [e.g., former estate gatehouse] now occupy parcels that are eligible for subdivision or development with a "higher" use. Other examples of conditions problems occur sporadically on large surviving estates such as the Nassau County-owned Sands Point Park and Preserve, a 209-acre tract that comprises numerous primary and secondary features exhibiting the need for a wide range of structural and cosmetic repairs. While the existing condition of all potentially significant historic resources will be noted as appropriate in the actual survey, it has been determined that physical deterioration should not necessarily eliminate a building or other feature from consideration as an eligible candidate for inclusion on the inventory in cases where historical associations or uniqueness of structural form exist.

The selection criteria take as their basis the local historic contexts and corresponding themes which are developed at some length in the Historic Overview. To be considered eligible for inclusion in the inventory of historic resources a building or structure must be



associated with one of these established themes, and retain intact characteristics representative of properties from that era. As described elsewhere, few examples of Settlement/Colonial Period or Nineteenth Century properties survived the redevelopment of the subject area with estate-scaled residential properties after the turn-of-the-century, hence the disproportionate representation of the Estate Era context in the inventory. Few candidates from the Modern Era are known to exist but the relative affluence of the region and concentration of post-World War II residential development suggest the possibility that this group should be included.

The criteria for the selection of potentially historic resources rely to a great extent upon the documentation of building locations contained within a series of local maps and atlases that span the period of 1836-1939. The earliest of these maps, the United States Coastal Survey Map of 1836, accurately details not only the placement of buildings but also the topography and landscape features for this early period. It is possible to identify numerous primary residences and associated outbuildings that were widely scattered throughout an area which at that time remained sparsely developed with large farms on private lanes radiating from the few main thoroughfares. When viewed in the light of the region's conservative tradition of land use and development, the coastal survey becomes a document of considerable importance in terms of the placement of



settlement and colonial period buildings, many of which evidently survived until well into the nineteenth century. By utilizing this map as a basis for comparison with existing conditions in the subject area, it has been possible to determine the exact location and relative degree of survival of buildings that represent this earliest period of significance.

Documenting the second period of historic importance in the village, i.e. the nineteenth century, are two atlases, the first dating from 1873 and the second from 1891. Although neither of these resources contains topographical or landscape data, each is invaluable for providing the location of extant structures throughout the subject area. It is interesting to note the persistence of settlement period surnames until the end of the century [Cornell, Nostrand, Sands and Mott, to name a few], and to see the distribution of houses which remained evenly scattered along the water's edge and the main road. Both the Beers, Comstock and Cline Atlas of Long Island [1873] and the Chester Wolverton Atlas of Queens County, Long Island, New York [1891] combine to form the basis for determining land use patterns in the nineteenth century, and are therefore fundamental aids for establishing the criteria for selection of resources associated with this context.

The third period of historic significance, the estate era, is similarly documented by two important maps dating from near the beginning [1914] and at the close [1939] of



the period. E. Belcher Hyde's earlier Atlas of Nassau County, Long Island, N.Y. clearly shows that many pre-existing structures were then no longer standing, and virtually all of the surnames associated with the eighteenth and nineteenth century had disappeared. Much of the land remained consolidated as large parcels, however, which had evidently been redeveloped with estates of the period. The later Dolph and Stewart Atlas of Nassau County, Long Island, N.Y. presents a similar picture and reveals to what extent the estates that were established earlier in the century remained intact. An important change had occurred during the twenty-five year period between these two documents, however; the break-up of several estates is recorded on the later atlas, and the partitioning of corner lots and laying out of streets for smaller houselots had also begun. Thus, the Dolph and Stewart atlas provides an insight into the emergence of modern development patterns and records the appearance of the Incorporated Village of Sands Point at the close of its estate-era heyday. Taken as a group, the maps and atlases that span the one hundred-year period from 1836 until 1939 are therefore of fundamental value in determining the potential existence and significance of historic resources in the area.

Following identification on one or more of the historic maps, existing resources have been analyzed in terms of their individual architectural design and degree of physical integrity. Due to the scarcity of resources that can be



documented to date from either of the two early historic periods, the selection criteria for these categories are sufficiently inclusive to consider all existing features that preserve a pre-1898 association. Except in cases of substantial loss of integrity, all resources within the subject area that preserve architectural or historical associations with these early periods are therefore considered eligible for inclusion in the intensive level survey. To be included in the survey, a resource from the settlement/colonial period must remain on its original site and must preserve a sufficient degree of its characteristic scale, massing and exterior detailing to visually represent its construction period. [Exceptions would include examples of early resources which retain a substantial degree of interior features but which have been incorporated into buildings of a later period. Due to limitations in the scope of this survey, few interiors of surveyed properties were inspected and therefore no examples of this potential resource category have been identified]. A substantial loss of integrity may be defined as that which denatures the original massing, scale or applied architectural ornamentation to such a degree that the resource has lost its exterior visual associations with the theme[s] as defined by the survey.

Standards for inclusion of estate-era features are more restrictive than those applied to settlement/colonial period resources or nineteenth century properties but do not



exclude a feature on the basis of condition alone. Examples might include a deteriorated gate house that is the sole survivor of a former estate or a unique structural form that is unknown to survive elsewhere in the subject area. To be included in the survey, however, examples of estate-era features must preserve the integrity of their original siting. For the most part, however, features that represent Property Type III must also preserve a reasonably high degree of physical integrity to be included in the survey, i.e. massing, scale, and exterior detailing that represent the appearance of the resource as built in its period of significance. The selection criteria used for inclusion of Property Type I, II and III resources utilize applicable National Register criteria as well; e.g., Type I resources must demonstrate a high degree of integrity under criteria A and C for both historical and architectural significance, whereas Types II, which are fragments of former estates or smaller properties created from the subdivision of larger resources must demonstrate only a sufficient level of integrity to qualify under criterion C for architectural significance.

Finally, examples of modern-period properties must preserve a high degree of physical integrity and exhibit an exceptional level of architectural merit and historical significance to be included in the survey. Original siting is of course a requirement for inclusion, as are intact exterior massing, scale, detailing and materials as well as



interior architectural features if known. As with Property Types I, II and III resources of the modern period must meet all criteria for architectural significance defined by the National Register for inclusion in the survey.



INCORPORATED VILLAGE OF SANDS POINT: LIST OF INVENTORIED  
RESOURCES

- 935D0150  
05970.000214
- SP1 Harbor Acres DISTRICT  
present address: various/see below  
section/block/lot: various/see below  
present owner: various/see below  
owner 1939: various/see below  
owner 1927: various/see below  
owner 1914: W. Bourke Cockran  
owner 1906: W. Bourke Cockran  
notes: former William Bourke Cockran estate, "The Cedars" (c. 1901); later Joshua S. Cosden (1920-1926) and Vincent Astor, who created the Harbor Acres residential development in 1926; all buildings and structures numbered "SP1" belong to the Harbor Acres District
- NRE
- SP1.1 Harbor Acres gatehouse 05970.000215  
present address: 1 Harbor Road  
section/block/lot: 5/115/41 & 55 [2.06A]  
present owner: Anthony Palafox  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: part of Lot 31 on 1926 Harbor Acres plan;  
Aymar Embury II, architect.
- SP1.2 Russo residence 05970.000216  
present address: 1 South Road  
section/block/lot: 5/73/82 [2.35A]  
present owner: Carmen A. and Marianne Russo  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: part of Lot 39 on 1926 Harbor Acres plan; site with large Colonial Revival house preserves barn from Cockran Estate.
- SP1.3 Maguire residence 05970.000217  
present address: 32 South Road  
section/block/lot: 5/23/38 [2.16A]  
present owner: Peter J. Maguire  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: Lot 41 on 1926 Harbor Acres plan  
38?
- SP1.4 Zenobio residence 05970.000218  
present address: 61 South Road  
section/block/lot: 5/K/44 [3.12A]



present owner: Michael Zenobio, Jr.  
owner 1939: Thomas F. Gurry, Jr.  
owner 1927: William Bossett  
owner 1914: W. Bourke Cockran [land]  
notes: large Tudor house; Lot 44 on 1926 Harbor  
Acres plan

SP1.5 Passerini residence 05970.000219  
present address: 30 East Road  
section/block/lot: 5/73/243 [2.01A]  
present owner: Henry Passerini  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: large Tudor house; Lot 43 on 1926 Harbor  
Acres plan

SP1.5A Road sign 05970.000226  
present address: NE corner Hill Road & East Road  
notes: appears to be original to 1926 Harbor Acres  
development

SP1.6 Mrs. E. M. Patterson barn 05970.000221  
present address: Middle Road  
section/block/lot: 5/K/249 [2.01A]  
present owner: Helen Puntillo  
owner 1939: Mrs. E. M. Patterson  
owner 1914: W. Bourke Cockran [land]  
notes: former barn converted as residence; part of  
Lot 1 on 1926 Harbor Acres plan

SP1.7 The Willows/Berger residence 05970.000222  
present address: 40 Hill Road  
section/block/lot: 5/75/222 [2.77A]  
present owner: Charles and Jane Berger  
owner 1939: Thompson  
owner 1914: W. Bourke Cockran [land]  
notes: large Colonial Revival; Lot 22 on 1926 Harbor  
Acres plan

SP1.8 Sackman residence 05970.000223  
present address: 2 East Road  
section/block/lot: 5/77/207 [3.04A]  
present owner: Alan Sackman  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: brick Colonial Revival; Lot 7 on 1926 Harbor  
Acres plan; see picture in "Harbor Acres - A  
Private Park for Country Houses"



SP1.9 Saperstein residence 05970.000224  
present address: 200 Harbor Road  
section/block/lot: 5/75/203 [4.21A]  
present owner: Michael Saperstein  
owner 1939: C. J. Schreiner  
owner 1914: W. Bourke Cockran [land]  
notes: large brick and stone Tudor Revival; Lot 3 on  
1926 Harbor Acres plan

SP1.10 Harbor Acres tennis shelter 05970.000225  
present address: Harbor Road  
section/block/lot: 5/102/211 [1.97A]  
present owner: Property Owners Association of Harbor  
Acres  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: pictured on 1926 Harbor Acres plan as "tennis  
courts"; see photo in "3 Charming Houses"

SP1.11 Cahill residence 05970.000226  
present address: 54 Harbor Road  
section/block/lot: 5/124/117  
present owner: Elvira L. Cahill  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: part of Lot 17 on 1926 Harbor Acres plan; see  
photo in "3 Charming Houses"

SP1.12 Weiner residence 05970.000227  
present address: 48 Harbor Road  
section/block/lot: 5/124/217  
present owner: Robert Weiner  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: part of Lot 17 on 1926 Harbor Acres plan; see  
photo in "3 Charming Houses"

SP1.13 Shur residence 05970.000228  
present address: 11 Middle Road  
section/block/lot: 5/124/717 [1.01A]  
present owner: Walter & Ruth Shur  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: part of Lot 17 on 1926 Harbor Acres plan; see  
photo in "3 Charming Houses"

SP1.14 Tristram Dodge house 05970.000229  
present address: Harbor Road



section/block/lot: 5/163/7 [4.01A]  
present owner: Hedley Donovan (Estate)  
owner 1939: Vincent Astor  
owner 1927: Vincent Astor  
owner 1914: W. Bourke Cockran  
notes: Settlement/Colonial period house preserved as  
turn-of-the-century estate feature; was 19.8-acre  
estate in 1939; Vincent Astor residence in 1926;  
see photo in "A Private Park for Country Houses"

SP1.15 Harbor Acres beach house 05970.000230  
present address: Harbor Road  
section/block/lot: 5/163/9 [2.38A]  
present owner: Property Owners Association of Harbor  
Acres  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: see photo in "A Private Park for Country  
Houses"

SP1.16 Cockran gatehouse 05970.000231  
present address: 1363 Port Washington Boulevard  
section/block/lot: 5/115/40  
present owner: David Mahler  
owner 1939:  
owner 1914: W. Bourke Cockran  
notes: cobblestone; noted on Lot 15 of 1926 Harbor  
Acres plan; undergoing restoration

SP1.17 D'Antonio residence 05970.000232  
present address: 1425 Port Washington Boulevard  
section/block/lot: 5/115/32 [1.01A]  
present owner: George D'Antonio  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: noted on Lot 14 on 1926 Harbor Acres plan

SP1.18 St. Peter of Alcantara R.C. Church 05970.  
present address: Port Washington Boulevard  
section/block/lot: 5/100/36 & 40 [2.26A]  
present owner: St. Peter R. C. Church  
owner 1939: same  
owner 1914: same  
notes: built on property donated to church by W.  
Bourke Cockran in 1902

*Town of  
North Hempstead*

SP1.19 Potter house 05970.000233  
present address: 20 Harbor Road  
section/block/lot: 5/73/529 [1.31A]



present owner: Sumner H. Waters  
owner 1939: Jean S. Potter  
owner 1927: F. Soldwedel [sp?]  
owner 1914: W. Bourke Cockran [land]  
notes: part of Lot 29 on 1926 Harbor Acres plan

SP1.20 Tuttelman residence 05970.000234  
present address: South Road  
section/block/lot: 5/73/83 [1.01A]  
present owner: Bernard Tuttelman  
owner 1939:  
owner 1914: W. Bourke Cockran [land]  
notes: preserves small barn and silo from Cockran estate

SP2 IBM Country Club DISTRICT 93SD0151  
present address: Middle Neck Road and Astor Lane 05970.000029  
section/block/lot: 4/B/146 [207.9A]  
present owner: IBM Corporation  
owner 1939: Solomon R. Guggenheim  
owner 1927: Solomon R. Guggenheim  
owner 1914: Isaac Guggenheim  
notes: former Isaac and Solomon R. Guggenheim estate  
["Villa Carola", H. Van Buren Magonigle,  
architect, and Warren & Wetmore, architects for  
outbuildings; renamed "Trillora Court", Rowland  
Burden-Muller, architect for remodeling]; all  
buildings and features numbered "SP2" belong  
to this district; 203.9-acre Solomon R.  
Guggenheim estate in 1939, acquired by IBM in 1953  
NRE

SP2.1 Guggenheim estate house /IBM Conference Center 05970.000030  
present address: Middle Neck Road  
section/block/lot: see above  
present owner: see above  
owner 1939: see above  
owner 1914: see above  
notes: Italian Renaissance Revival, H. Van Buren  
Magonigle, architect [1918]; Rowland Burden-  
Muller, Architect and Decorator [remodeling,  
1924]; Ferruccio Vitale, landscape architect  
[1924]

SP2.2 Guggenheim <sup>GUARD'S</sup> gate house/IBM golf house 05970.000031  
present address: Astor Lane  
section/block/lot: see above  
present owner: see above  
owner 1939: see above  
owner 1914: see above



notes: former Isaac/Solomon R. Guggenheim gatehouse;  
Warren and Wetmore, architects

SP2.3 Guggenheim gate house 05970.000032  
present address: Astor Lane  
section/block/lot: see above  
present owner: see above  
owner 1939: see above  
owner 1914: see above

SP2.4 Guggenheim dairy barn 05970.000033  
present address: Middle Neck Road  
section/block/lot: see above  
present owner: see above  
owner 1939: see above  
owner 1914: see above  
notes: Warren & Wetmore, architects

SP2.5 Guggenheim garage 05970.000034  
present address: Middle Neck Road  
section/block/lot: see above  
present owner: see above  
owner 1939: see above  
owner 1914: see above  
notes: Warren & Wetmore, architects

SP2.6 Guggenheim gate and entrance walls 05970.000035  
present address: Middle Neck Road and Astor Lane  
section/block/lot: see above  
present owner: see above  
owner 1939: see above  
owner 1914: see above  
notes: Warren and Wetmore, architects; iron gates  
incorporate an "IG" insignia into central motif;  
small gate lodge removed from behind wall

SP3 Duncan-Astor estate *Cloverley Manor* 05970.000036  
present address: Astor Lane  
section/block/lot: 4/B/1 [20.74A]  
present owner: Mrs. Nicholas M. Schenck (Estate)  
owner 1939: A. J. McIntosh  
owner 1927: Vincent Astor  
owner 1914: W. Butler Duncan, Jr. [land?]  
owner 1906: W. Butler Duncan, Jr. [land?]  
notes: brick Tudor Revival main house; William  
Delano, architect, for Vincent Astor; 20-acre  
estate in 1939 NKE



- SP4 Kendall Thayer estate house 05970.000037  
present address: Forest Drive  
section/block/lot: 4/B/305 [2.27A]  
present owner: Edward & Deanne Spiegel NRE  
owner 1939: Francis K. Thayer  
owner 1927: Mrs. F. K. Thayer  
owner 1914: Kendall Thayer  
notes: Colonial Revival, gambrel roof; 21-acre estate  
in 1939; original iron gates for estate entrance  
survive on Middle Neck Road; porte cochere now  
removed
- SP5 Kendall Thayer gatehouse 05970.000038  
present address: Forest Drive  
section/block/lot: 4/B/303 [1.96A]  
present owner: Richard & L. Corbisiero  
owner 1939: Francis K. Thayer NOT NRE  
owner 1927:  
owner 1914: Kendall Thayer  
notes: converted for use as residence
- SP6 Kendall Thayer barn 05970.000039  
present address: Forest Drive  
section/block/lot: 4/B/304 [1.95A]  
present owner: Philip & L. Corbisiero NOT NRE  
owner 1939: Francis K. Thayer  
owner 1927:  
owner 1914: Kendall Thayer  
notes: incorporates large modern addition
- SP7 Lippincott-Smith barn 05970.000040  
present address: Shepards Lane  
section/block/lot: 4/B/329 [3.2A]  
present owner: Donald & Bette Stein  
owner 1939: Mrs. C. A. Smith  
owner 1927: E. A. C. Smith NOT NRE  
owner 1914: William Lippincott  
owner 1906: William Lippincott  
notes: converted as residence in modern period;  
related Settlement/Colonial Period house destroyed  
in 1980; 17.5-acre estate in 1939
- SP8 Sands Point Preserve DISTRICT 93SD0152  
05970.000110  
NRE



present address: 95 & 95A Middle Neck Road, Harriman  
Lane  
section/block/lot: 4/B/273 [77.28A], 275 [2.02A], 287  
[3.68A] & 289 [133.37A]  
present owner: various/see below [SP8.1 - SP8.23]  
owner 1939: Harry F. Guggenheim & Mrs. Daniel  
Guggenheim  
owner 1927: Daniel Guggenheim  
owner 1914: Howard Gould  
owner 1906: Howard Gould  
notes: Neo-Tudor, Augustus N. Allen ["Castlegould,"  
1900-1902] and Hunt & Hunt ["Hempstead House,"  
1909], architects; former Howard Gould [1900-  
1917], Daniel and Mrs. Daniel Guggenheim [1917-  
1944], and Harry F. Guggenheim [1923-1971]  
estates; all buildings and structures numbered  
"SP8" belong to this district; present-day Nassau  
County Preserve combines 162.7-acre Daniel  
Guggenheim and 87.3-acre Harry F. Guggenheim  
estates in 1971

SP8.1 Hempstead House

05970.000111

present address: 95 Middle Neck Road  
section/block/lot:  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould  
notes: large Neo-Tudor, Hunt & Hunt,  
architects, 1909

SP8.2 Castlegould stables and carriage house

05970.000112

present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould  
notes: colossal Neo-Tudor, Augustus N. Allen,  
architect, 1902

SP8.3 Trailside museum

05970.000113

present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim [land]  
owner 1914: Howard Gould [land]  
notes: former kennel [later addition to estate?]

SP8.4 Castlegould wellcover

05970.000114

present address: 95 Middle Neck Road  
section/block/lot: see above



present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould  
notes: located on Trail 1; construction date unknown

SP8.5 Castlegould north gate lodge and gates 05970.000115  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould  
notes: Neo-Tudor; constructed c. 1901

SP8.6 Commander's house 05970.000116  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould  
notes: Neo-Tudor; constructed c. 1901; adjacent  
south gate lodge [see SP8.7]

SP8.7 Castlegould south gate lodge and gates 05970.000117  
present address: 95A Middle Neck Road  
section/block/lot: 4/B/275 [2.02A]  
present owner: William & Kathleen Johnson  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould  
notes: Neo-Tudor; constructed c. 1901; original  
estate feature not presently owned by Nassau  
County

SP8.8 Castlegould dairy barn 05970.000118  
present address: 95 Middle Neck Road  
section/block/lot: see SP8.6  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould  
notes: Neo-Tudor; constructed 1902

SP8.9 Castlegould kennels 05970.000119  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould  
notes: constructed c. 1901; now vacant and  
deteriorating



SP8.10 Castlegould pheasant house  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould  
notes: constructed c. 1901; restored 1990

05970.000120

SP8.11 Castlegould henneries  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould  
notes: constructed c. 1901; now converted as  
residential apartments

05970.000121

SP8.12 Castlegould granary  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould  
notes: Neo-Tudor; constructed c. 1901; converted as  
residential apartments

05970.000122

SP8.13 Castlegould sheep fold  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould  
notes: constructed c. 1901

05970.000123

SP8.14 Lane Lodge  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould  
notes: Neo-Tudor; constructed c. 1901; converted as  
residential apartments

05970.000124

SP8.15 Castlegould sea wall  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County

~~05970~~

05970.000125



owner 1939: Mrs. Daniel Guggenheim & Harry K.  
Guggenheim  
owner 1914: Howard Gould  
notes: constructed c. 1901; now deteriorating

SP8.16 Falaise boathouse 05970.000126  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould [land]  
notes: small wooden structure on "Falaise" property;  
construction date unknown

SP8.17 Castlegould bridge 05970.000127  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould [land]  
notes: construction date unknown

SP8.18 Castlegould pond bridge 05970.000128  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould  
notes: constructed c. 1901

SP8.19 Castlegould entrance bridge 05970.000129  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould  
notes: constructed 1902

SP8.20 Castlegould fern lodge and coachman's cottage 05970.000130  
present address: Harriman Lane  
section/block/lot: 4/B/287 [3.68A]  
present owner: Inc. Village of Sands Point  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould  
notes: Neo-Tudor; constructed 1901; now known  
as "Tallyho Lodge"; original estate feature not  
presently owned by Nassau County



SP8.21 Daniel Guggenheim bridge  
present address: 95 Middle Neck Road  
section/block/lot: see SP8.19  
present owner: Nassau County  
owner 1939: Daniel Guggenheim  
owner 1914: Howard Gould [land]  
notes: leads to "Falaise"

05970.000131

SP8.22 Falaise/Harry F. Guggenheim house  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Harry F. Guggenheim  
owner 1914: Howard Gould [land]  
notes: Neo-French Renaissance; Frederick James  
Sterner, architect; Polhemus & Coffin, associate  
architects, 1923

05970.000132

SP8.23 Mille Fleurs/Mrs. Daniel Guggenheim house  
present address: 95 Middle Neck Road  
section/block/lot: see above  
present owner: Nassau County  
owner 1939: Mrs. Daniel Guggenheim  
owner 1914: Howard Gould [land]  
notes: Neo-French Manorial; Polhemus & Coffin,  
architects, 1932

05970.000133

SP9 Parker house  
present address: 145 Middle Neck Road  
section/block/lot: 4/B/361 [5.48A] & 362 [4.74A]  
present owner: Stephen & Janet Walsh  
owner 1939: vacant  
owner 1914: William Guggenheim [land]  
notes: Neo Tudor, Harry T. Lindeberg, architect, built  
by Dale M. Parker in 1929 on 5.5 acres; purchased  
by Ohl in 1947; property located on Harriman  
Lane

05970.000134

NRE

SP10 Fountain Hill/Guggenheim-Harriman estate  
present address: Harriman Lane  
section/block/lot: 4/B/410 [4.38A]  
present owner: Harold Berritt  
owner 1939: W. A. Harriman  
owner 1914: William Guggenheim [land]  
notes: pink stucco Mediterranean Villa; 9.5-acre  
Gov. W. Averell Harriman estate in 1939

05970.000135

NRE

SP11 Grebler residence  
present address: 157 Middle Neck Road

05970.000136

NRE



section/block/lot: 4/B/300  
present owner: Mark J. & M. Grebler  
owner 1939: D. Naylor [land?]  
owner 1914: William Guggenheim [land]  
notes: Colonial Revival; 1.4-acre D. Naylor  
property in 1939

*map location unknown*

SP12 J. E. R. Carpenter house *05970.000137*  
present address: 155 Middle Neck Road  
section/block/lot: 4/B/115 [4.72A]  
present owner: David & Elyaho Malekan *NRE*  
owner 1939: Mrs. J. E. R. Carpenter  
notes: brick Georgian Revival, J. E. R. Carpenter,  
architect, built c. 1931; 4.6-acre Mrs. J.  
C.[sic] R. Carpenter property in 1939

SP13 Vanderbilt-Davis house *05970.000138*  
present address: 175 Middle Neck Road  
section/block/lot: 4/B/226 & 228 [2.76A]  
present owner: Charles Sayous, Jr. *NRE*  
owner 1939: Mrs. Vanderbilt-Davis  
owner 1914: Wampage Realty Co.  
notes: 6-acre estate in 1939

SP14 Jaroslow house *05970.000139*  
present address: 6 Vanderbilt Drive  
section/block/lot: 4/B/316 [2.44A]  
present owner: Joel & Julia Greenblatt *NOT NRE*  
notes: Myron Goldfinger, architect; constructed 1980

SP15 Lands End/Swope estate *05970.000140*  
present address: Hoffstot Lane  
section/block/lot: 4/122/25 [2.02A] & 26 [10.26A]  
present owner: Mrs. Virginia R. Payson  
owner 1939: Herbert Bayard Swope *NRE*  
owner 1914: J. S. Browning  
notes: large Colonial Revival; 10.5-acre estate in  
1939

SP16 Joseph W. Brooks house [?] *05970.000141*  
present address: 5 Vanderbilt Drive  
section/block/lot: 4/B/324 [3.23A]  
present owner: Leo & Rose Liebowitz  
owner 1939: *NRE*  
owner 1927: C. W. Sloane [land]  
owner 1914: C. W. Sloane [land]  
owner 1906: C. W. Sloane [land]



notes: brick International Style, Hood & Foulhoux,  
architects, for Joseph W. Brooks, c. 1930  
[unconfirmed attribution]

- SP17      The Lindens/Fleischmann-Vanderbilt estate      05970.000142  
present address: 225 Middle Neck Road  
section/block/lot: 4/B/17 [5.8A]  
present owner: Peter M. & Helen D. Fahey  
owner 1939: Alfred Gwynne Vanderbilt      NRE  
owner 1927: Schwartz  
owner 1914: Max Fleischmann  
owner 1906: Mrs. Richard O'Gorman Est. [land]  
notes: Colonial Revival; built c. 1910 for Max  
Fleischmann, Augustus N. Allen, architect; 5.7-  
acre A. G. Vanderbilt property in 1939
- SP18      Keewaydin/Rumsey estate      05970.000143  
present address: 235 Middle Neck Road  
section/block/lot: 4/B/35 [5.33A]  
present owner: Charles C. Rumsey  
owner 1939: Mrs. C. C. Rumsey      NRE  
owner 1927: Rumsey  
owner 1914: Maguire  
owner 1906: Mrs. Richard O'Gorman [land]  
notes: house designed by office of McKim, Mead &  
White; garage by Addison Mizner for Ralph Thomas,  
1912; 5.2-acre estate in 1939
- SP19      Hitchcock garage      05970.000144  
present address: 245 Middle Neck Road  
section/block/lot: 4/B/19 [4.05A]  
present owner: Mel & Rochelle Schnell  
owner 1939: Thomas Hitchcock      NOT NRE  
owner 1927: Harriman  
owner 1914: Ralph Thomas [land]  
owner 1906: Mrs. Richard O'Gorman estate [land]  
notes: stucco, slate roof; Mrs Ralph H. Thomas to  
Albert Freeman in 1916; 3.7-acre property in 1939
- SP20      Sands Point Lighthouse      05970.000005  
present address: Sands Light Road  
section/block/lot: 4/139/5 [2.91A]  
present owner: S. Heagan Bayles  
owner 1939: William R. Hearst, Jr.      NRE  
owner 1927: Mrs. O. H. P. Belmont  
owner 1924: Mrs. O. H. P. Belmont  
owner 1914: U. S. Government  
owner 1906: U. S. Government  
owner 1873: U. S. Government  
owner 1837: U. S. Government



notes: constructed 1809; first enlarged with brick  
lightkeeper's residence c. 1868; decommissioned  
1922; purchased from U. S. Government by Mrs.  
Oliver H. P. Belmont in 1924; 10-acre Hearst  
estate in 1939; enlarged as contemporary  
residence in modern period

SP21 Beacon Towers gatehouse 05970.000145  
present address: Sands Light Road  
section/block/lot: 4/139/9 [1.21A]  
present owner: Theobald, Mary M. NRE  
owner 1939: William R. Hearst, Jr.  
owner 1927: Mrs. O. H. P. Belmont  
owner 1914: Alva Vanderbilt [Mrs. O. H. P.] Belmont  
notes: surviving feature of 10-acre "Beacon Towers"  
estate

SP21A Beacon Towers gate and walls 05970.000146  
present address: Middle Neck Road and Sands Light Road  
section/block/lot:  
present owner: NRE  
owner 1939: William R. Hearst, Jr.  
owner 1927: Mrs. O. H. P. Belmont  
owner 1914: Alva Vanderbilt [Mrs. O. H. P.] Belmont  
notes: surviving feature of 10-acre "Beacon Towers"  
estate

SP22 Beacon Towers garage and wall 05970.000147  
present address: 250 Middle Neck Road  
section/block/lot: 4/A/423 [2.06A]  
present owner: Judith Clark NRE  
owner 1939: William R. Hearst, Jr.  
owner 1927: Mrs. O. H. P. Belmont  
owner 1914: Alva Vanderbilt [Mrs. O. H. P.] Belmont  
notes: surviving feature of 10-acre "Beacon Towers"  
estate; parcel includes wall and towers

SP23 Hilltop/O'Donohue-Alker house 05970.000148  
present address: 248 Middle Neck Road  
section/block/lot: 4/A/411 [2.23A]  
present owner: Abraham & Malihea Moheban NRE  
owner 1939: H. W. Alker  
owner 1927: H. W. Alker  
owner 1914: J. B. O'Donohue  
notes: 8-acre estate in 1939

SP24 W. E. Seaman Hotel 05970.000149  
present address: Lighthouse Road  
section/block/lot: 4/A/76 [2.11A] NRE



present owner: Rose Forgione  
owner 1939: Charles J. Welch  
owner 1927: C. J. Welch  
owner 1914: C. H. Welsh [sic]/Seaman Hotel  
owner 1906: W. E. Seaman Hotel  
notes: Queen Anne, c. 1880; part of 8.6-acre Welch  
estate in 1939 [see SP25]

SP25 Pheasant Hill/Gorman house 05970.000001  
present address: 240 Middle Neck Road  
section/block/lot: 4/A/71 [3.59A]  
present owner: Suzanne Arnold  
owner 1939: Charles J. Welch  
owner 1927: C. J. Welch NRG  
owner 1914: C. H. Welsh [sic]  
owner 1906: Mrs. Richard O'Gorman Est.  
owner 1891: R. Gorman  
owner 1873: R. O. Gorman  
notes: gambrel-roofed Colonial Revival; 8.6-acre  
Welch estate in 1939; vacant

SP26 Lehigh residence 05970.000002  
present address: 220 Middle Neck Road  
section/block/lot: 4/A/77 [4.17A]  
present owner: David Lehigh  
owner 1939: NRG  
owner 1914: Charles N. Nelson  
owner 1906: Charles N. Nelson  
notes: Colonial Revival main house, Gothic Revival  
gatehouse

SP27 Casa-blanca/Harper-Gayley-Anderson house 05970.000003  
present address: 200 Middle Neck Road  
section/block/lot: 4/A/215 [2.93A]  
present owner: John J. Hafer, Jr.  
owner 1939: Anderson NRG  
owner 1927: H. B. Anderson  
owner 1914: Oliver Gayley  
owner 1906: H. R. Harper  
notes: hipped roof Colonial Revival

SP28 Cedar Knoll/Harper-MacKelvie stable 05970.000004  
present address: Cedar Knoll Road  
section/block/lot: 4/A/33 [3.32A]  
present owner: Paul W. & Francine Mozer  
owner 1939: Mrs. Vanderbilt Emerson  
owner 1927: Carl G. Fisher NOT NRG  
owner 1914: W. Bruce MacKelvie  
owner 1906: John W. Harper



notes: Harper-Mackelvie estate became Long Island Bath and Tennis Club in 1926; 17.2-acre Emerson estate in 1939; main estate house now gone, stable now converted for use as residence

SP29 Sands Hill/Conde Nast garage 05970.000006  
present address: Sands Point Road  
section/block/lot: 4/A/57 [2.11A]  
present owner: Kenneth Langone  
owner 1939: Conde Nast  
owner 1927: J. H. Snowden NOT NRE  
owner 1914: Mrs. Arthur Hodges  
owner 1906: Andrew McKinley  
notes: 15-acre estate in 1939; brick gambrel-roofed garage converted for use as residence in modern period; only surviving Nast estate feature

SP29A Sands cemetery 05970.000153  
present address: Sands Point Road  
section/block/lot: surrounded on three sides by 4/A/57  
present owner: Sands family descendants  
owner 1939: Conde Nast  
owner 1927: J. H. Snowden NR listed  
owner 1914: Mrs. Arthur Hodges  
notes: Settlement/Colonial Period resource; Sands Point Village Landmark NR listed

SP30 Hazeldean Manor/Laidlaw estate 05970.000007  
present address: 180 Middle Neck Road  
section/block/lot: 4/94/1  
present owner: Dana C. Backus [estate]  
owner 1939: J. M. Laidlaw NRE  
owner 1927: Jas. Laidlaw  
owner 1914: J. R. S. Laidlaw  
owner 1906: Geo. W. Tibbitts to James Laidlaw  
notes: stucco Mission Style; 19.9-acre estate in 1939; Incorporation papers for Village signed here, December 12, 1910

SP31 Homestead Farm/Sands-Hewlett-Tibbitts house 05970.000008  
present address: 210 Sands Point Road  
section/block/lot: 4/94/50  
present owner: Mrs. Chandler Mackey  
owner 1939: H. R. Tibbitts  
owner 1927: H. R. Tibbitts  
owner 1914: H. R. Tibbitts  
owner 1906: Geo. W. Tibbitts NRE  
owner 1891: G. Tibbets [sic]  
owner 1873: G. Tibbett [sic]  
owner 1837:



notes: Settlement/Colonial Period resource; Benjamin  
Sands to Benjamin Hewlett, May 6, 1800; 45.6-acre  
estate in 1939

SP32 White Hill/Parker estate 05970.000009  
present address: 170 Sands Point Road  
section/block/lot: 4/94/33  
present owner: Dr. Emmanuel & Katharine Somers - NRE  
owner 1939: S. Johnson  
owner 1927:  
owner 1914: John Alley Parker  
notes: stucco Mediterranean Villa; Addison Mizner,  
architect, 1912; 17.3-acre estate in 1939

SP33 Sands-Nostrand house 05970.000010  
present address: 195 Sands Point Road  
section/block/lot: 4/C/625 [2.078A]  
present owner: John Fernbach  
owner 1939: L. F. Loewy  
owner 1927: Nostrand  
owner 1914: Mrs. B. B. Nostrand NRE  
owner 1906: Mrs. B. B. Nostrand  
owner 1891: A. Sands Est.  
owner 1873: A. L. Sands Est.  
notes: 4.3-acre property in 1939; Settlement/Colonial  
Period resource; Sands Point Village Landmark

SP34 Blue Top/Burns residence 05970.000011  
present address: 50 Sands Point Road  
section/block/lot: 4/C/563 [4.12A]  
present owner: Mary I. Burns NRE  
owner 1939:  
owner 1914: Mary C. Nostrand [land]  
notes: Colonial Revival with blue roof; lot annotated  
on 1939 map

SP35 Hochstin residence 05970.000012  
present address: 137 Sands Point Road  
section/block/lot: 4/C/52 [1.84A]  
present owner: Roger & Judith Hochstin  
owner 1939: NRE  
owner 1914: Mary C. Nostrand [land]  
notes: gambrel-roofed Colonial Revival; lot marked on  
1939 map

SP36 Filoli/Lauck residence 05970.000013  
present address: 135 Sands Point Road  
section/block/lot: 4/C/53 [1.83A]  
present owner: Florence R. Lauck NRE



owner 1939:  
owner 1914: Mary C. Nostrand [land]  
notes: brick Colonial Revival; lot marked on 1939 map

SP37 John LaGatta house 05970.000014  
present address: Barkers Point Road  
section/block/lot: 4/C/56 [3.36A]  
present owner: Kenneth Fraser [estate] NRE  
owner 1939: Thomas Lagatta  
owner 1927: Lagatta  
owner 1914: Mary C. Nostrand [land]  
notes: white brick Tudor Revival; vacant

SP38 Roth residence 05970.000015  
present address: 41 Barkers Point Road  
section/block/lot: 4/C/57 [2.53A]  
present owner: Ronald Roth NRE  
owner 1939:  
owner 1914: Mary C. Nostrand [land]  
notes: Dutch Colonial; lot marked on 1939 map

SP39 Mayers residence 05970.000016  
present address: West Creek Farms Road  
section/block/lot: 4/C/226 [1.59A]  
present owner: Stephanie Mayers NRE  
owner 1939:  
notes: brick, hipped roof Georgian Revival; "West  
Creek Farms" undeveloped in 1927; recorded on  
1939 map

SP40 La Presqu' Ile/Cowell-Neelands gatehouse 05970.000017  
present address: 99 Cornwells Beach Road  
section/block/lot: 4/C/23 [15.8A]  
present owner: Babette Lewyt NRE  
owner 1939: T. D. Neelands, Jr.  
owner 1927: Donald Cowell  
notes: undeveloped in 1914; 12.8-acre estate in 1939;  
main estate house now gone

SP41 Deephaven/Wright-Olcott house 05970.000018  
present address: 25 Cedar Lane  
section/block/lot: 4/C/580 [2.88A]  
present owner: K. M. & R. Goldman  
owner 1939: Mrs. D. Olcott NRE  
owner 1927: Mrs. Berry  
owner 1914: Wilkinson DeForest Wright  
owner 1906: Wilkinson DeForest Wright



notes: large, eclectic stucco Shingle Style; Brite and Bacon, architects; retains stone entrance gate posts, iron fence and gates

SP42 Berroya residence

05970.000019

present address: 25 Cornwells Beach Road  
section/block/lot: 4/C/603 [1.27A]  
present owner: Renato B. Berroya  
owner 1939:

NRE

notes: Colonial Revival; see picture in "A Georgian Colonial Home"

SP43 George Marshall estate farm building

05970.000620

present address: Hicks Lane  
section/block/lot: 4/C/29 [13.44A]  
present owner: C. Robert Allen  
owner 1939: George Marshall  
owner 1927: Mrs. Berry [land?]  
owner 1914:  
owner 1906:  
notes: estate house now gone

NRE

SP44 Wildbank/J. P. Sousa house

05970.000156

present address: 14 Hicks Lane  
section/block/lot: 4/C/32 [2.69A]  
present owner: Daniel J. Black  
owner 1939: J. P. Sousa  
owner 1927: J. P. Sousa  
owner 1914: Robert Hoe [land?]  
owner 1906: Robert Hoe [land?]

NHL

notes: former home of John Philip Sousa; listed on National Register of Historic Places; Sands Point Village Landmark

SP45 Slagowitz residence

05970.000021

present address: 10 Hicks Lane  
section/block/lot: 4/C/33 [2.48A]  
present owner: Martin Slagowitz  
owner 1939: Hamersley  
owner 1927:  
owner 1914: Trowbridge/Sherman [land]  
owner 1906: Cornwall Est. [land]  
notes: Colonial Revival

NRE

SP46 Frederick K. C. Hicks estate

05970.000022

present address: 87 Barkers Point Road  
section/block/lot: 4/C/435 [2.82A]  
present owner: Murray Silverstein  
owner 1939: Mrs. F. K. C. Hicks

NRE



owner 1927: Mrs. F. C. Hicks  
owner 1914: Frederick Hicks  
owner 1906: Frederick Hicks  
notes: large gambrel-roofed Colonial Revival

SP47 Cornwall house

05970.000023

present address: 50 Cornwall Lane  
section/block/lot: 4/F/124 & 125 [1.78A]  
present owner: Vincent & Anne Mai  
owner 1939: Elizabeth Eagle  
owner 1914: Eagle  
owner 1906: Stephen H. P. Pell  
owner 1891: J. H. Cornwell  
owner 1873: J. H. Cornell [sic]  
owner 1837:  
notes: 8.4-acre property in 1939; Settlement/Colonial  
Period house enlarged in 19th century; Sands  
Point Village Landmark

NRE

SP48 Ridge Top/I. S. MacDonald house

05970.000024

present address: 3 Prospect Lane  
section/block/lot: 4/56/245 [1.03A]  
present owner: William S. Coverley  
owner 1939:  
owner 1914: Isabel S. MacDonald  
notes: Tudor Revival; part of c. 1914 Wampage Shores  
residential development

NRE

SP49 Rouhana residence

05970.000025

present address: 5 Prospect Lane  
section/block/lot: 4/56/53 & 152 [1.05A]  
present owner: William & Claudia Rouhana  
owner 1939:  
owner 1914:  
notes: part of c. 1914 Wampage Shores residential  
development

NRE

SP50 Faure residence

05970.000026

present address: 10 Prospect Lane  
section/block/lot: 4/56/151  
present owner: Bertrand & Noelle Faure  
owner 1939:  
owner 1914:  
notes: Bungalow; part of c. 1914 Wampage Shores  
residential development

NRE

SP51 Gildea residence

05970.000027

present address: 11 Prospect Lane  
section/block/lot: 4/56/49 & 50 [1.11A]

NBT NRE



present owner: Paul F. Gildea  
owner 1939:  
owner 1914:  
notes: small Spanish Revival; plot marked on c.1914  
Wampage Shores map

SP52 Zausner residence  
present address: Plum Beach Point Road  
section/block/lot: 4/53/303 [1.37A]  
present owner: Hy Zausner  
owner 1939:  
owner 1927:  
owner 1914:  
notes: large Tudor Revival

05970.000028

NRE

SP53 Rashti residence  
present address: 1 Plum Beach Point Road  
section/block/lot: 4/55/34, 35, 36 & 233  
present owner: Michael C. & Deborah Rashti  
owner 1939:  
owner 1914:  
notes: Bungalow; lot appears on c.1914 Wampage Shores  
map

05970.000041

NOT NRE

SP54 Inisfree/Ferrari residence  
present address: 5 Pelham Avenue  
section/block/lot: 4/54/58, 59, 60 & 61 [1.41A]  
present owner: John G. Ferrari  
owner 1939:  
owner 1914:  
owner 1906: Stephen H. P. Pell [land]  
notes: brick Colonial Revival; see brochure "Two Acre  
Waterfront Estate"

05970.000042

NRE

SP55 Zack residence  
present address: 24 Plum Beach Point Road  
section/block/lot: 4/K/4  
present owner: Herbert N. & Julia A. Zack  
notes: constructed c. 1989; Henry Goldfinger, arch.

05970.000043

NDT NRE

SP56 Stevenson residence  
present address: 28 Barkers Point Road  
section/block/lot: 4/E/22 & 122 [1.91A]  
present owner: Nikolai Stevenson  
owner 1939:  
owner 1914:  
notes: hipped roof Colonial Revival

05970.000044

NRE



- SP57      Caso residence 05970.000045  
 present address: 30 Barkers Point Road  
 section/block/lot: 4/E/118 [2.34A]  
 present owner: Ronald G. & Patricia A. Caso NRE  
 owner 1939:  
 owner 1914:  
 notes: large Colonial Revival
- SP58      The Oaks/Schmergel residence 05970.000046  
 present address: 34 Barkers Point Road  
 section/block/lot: 4/E/274 [4.36A]  
 present owner: F. William & Gay Schmergel NRE  
 owner 1939: Bargwanfh  
 owner 1914: Mrs. B. B. Nostrand [land]  
 notes: large Edwardian; former Donner house
- SP59      Feschbach residence (Eliasberg) 05970.000047  
 present address: 21 Barkers Point Road  
 section/block/lot: 4/94/55 & 67  
 present owner: Joseph Feschbach NRE  
 owner 1939:  
 owner 1914:  
 notes: Tudor Revival; lot marked on 1939 map
- SP60      The Chimneys/Mrs. Christian R. Holmes Estate 94500153  
 DISTRICT 05970.000048  
 present address: Middle Neck Road & Tudor Lane  
 section/block/lot: 4/J/678 & 679 [2.05A], 692 [2.98A]  
 & 696 [11.11A]  
 present owner: see below  
 owner 1939: Mrs. Christian R. Holmes  
 owner 1927: J. Grady & W. N. Rosenstein NRE  
 owner 1914: Mrs. H. Van Wart [land]  
 owner 1906: Sands Point Golf Club & Mrs. B. B.  
 Nostrand [land]  
 owner 1891: D. Cornwell  
 notes: Neo Tudor; Mrs. Christian Rasmus Holmes  
 estate, Edgar Irving Williams, architect [1929];  
 44.9-acre estate in 1939; all buildings and  
 structures numbered "SP60" are included in this  
 district
- SP60.1      The Chimneys estate house/Community Synagogue 05970.000049  
 present address: Middle Neck Road  
 section/block/lot: 4/J/696 [11.11A]  
 present owner: Sands Point Community Synagogue  
 owner 1939: see above  
 owner 1914: see above  
 owner 1906: see above



notes: acquired by Community Synagogue in 1954;  
estate house converted and enlarged for present  
use; property preserves two small estate-era  
outbuildings [SP60.5 & SP60.6] and other  
landscape features; original walled garden  
[4/J/695] and perimeter estate wall [4/J/676] are  
preserved on contiguous parcels that are now  
developed with modern-era residences and therefore  
not included in The Chimneys District

SP60.2 The Chimneys superintendant's cottage 05970.000050  
present address: Tudor Lane  
section/block/lot: 4/J/678 [2.05A with 4/J/679]  
present owner: Robert F. & Anne Mitchell  
owner 1939: see above  
owner 1914: see above  
notes: now separated from main estate ownership

SP60.3 The Chimneys garage 05970.000051  
present address: Tudor Lane  
section/block/lot: 4/J/679 [2.05A with 4/J/678]  
present owner: Paul A. & B. E. Cullinan  
owner 1939: see above  
owner 1914: see above  
notes: converted for use as a private dwelling and now  
separated from main estate ownership

SP60.4 The Chimneys guesthouse 05970.000052  
present address: Tudor Lane  
section/block/lot: 4/J/692 [2.98A]  
present owner: Raymond & Kathleen Timothy  
owner 1939: see above  
owner 1914: see above  
notes: now separated from main estate ownership

SP60.5 The Chimneys gatehouse 05970.000053  
present address: Middle Neck Road  
section/block/lot: 4/J/696  
present owner: Sands Point Community Synagogue  
owner 1939: see SP60.1  
owner 1914: see SP60.1  
notes: uninhabited structure, original estate feature

SP60.6 The Chimneys small garage 05970.000054  
present address: Middle Neck Road  
section/block/lot: 4/J/696  
present owner: Sands Point Community Synagogue  
owner 1939: see SP60.1  
owner 1914: see SP60.1



notes: uninhabited structure, original estate feature

SP61 Duryea house

05970.000055

present address: 51 Cow Neck Road  
section/block/lot: 4/J/117 [1.08A], 317 & 516  
present owner: Esther Cahn  
owner 1939: J. Duryea  
owner 1914: J. Duryea, W. Dean & W. Connors  
owner 1906: J. Duryea, W. Dean & W. Connors  
owner 1891: J. Duryea, W. Dean, W. & J. Connor  
owner 1873: J. Duryea & J. Cowners [sic]  
notes: small cluster of mid-19th century period  
structures

NRK

SP62 Sands Point Golf Club/Fleischmann barn

05970.000085

present address: Middle Neck Road  
section/block/lot: 4/J/116 [134.17A]  
present owner: Sands Point Golf Club, Inc.  
owner 1939: Sands Point Club  
owner 1927: Sands Point Club  
owner 1922: Julius Fleischmann  
owner 1918: George E. Reynolds  
owner 1914: Daniel J. McGuinness Est.  
owner 1906: Walter Cornwall [land]  
notes: estate house burned in 1970; acquired as  
country club in 1925

NRK

SP63 Luccaro residence

05970.000087

present address: 85 Sands Point Road  
section/block/lot: 4/E/267 [1.19A]  
present owner: Anthony Luccaro  
owner 1939:  
notes: gambrel-roofed stucco Colonial Revival

NRK

MAP REFERENCES

- 1837 United States Coast Survey Map. No. 34. Part of  
the North Shore of Long Island.
- 1873 Beers, Comstock & Cline. Atlas of Long Island,  
New York. Plate 123.
- 1891 Wolverton, Chester. Atlas of Queens County, Long  
Island, New York. Pl. 33.
- 1906 Hyde, E. Belcher. Atlas of Nassau County, Long  
Island, New York. Page 1.



- 1914      Hyde, E. Belcher.    Atlas of Nassau County, Long  
                                 Island, New York.    Pages 2 & 8.
- 1927      Hyde, E. Belcher.    Map of Nassau County, Long  
                                 Island.    Page 1.
- 1939      Dolph & Stewart.    Atlas of Nassau County, Long  
                                 Island, New York.    Page No. 1.

END LIST





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
HARBOR ACRES DISTRICT (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.
- II. X Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

X Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Harbor Acres District is an architecturally significant residential subdivision composed of a substantial number of residences designed in Tudor, Colonial and Georgian Revival styles, as well as the Craftsman and Shingle Style modes. The Tudor Revival style is represented by such significant examples as the Zenobio and Saperstein residences, which feature all of the major elements of the style, including front-gable facades, half-timber veneer, prominent chimneys, overhanging second floors, and leaded-light windows.

Significant examples of the Colonial Revival include the Maguire, Russo, and Sackman residences, all of which feature such components characteristic of the style as end-gabled roofs, gabled dormers, windows with six-over-six sash and louvered shutters, and a center bay main entrance with a window surround. The Shur residence is an important example of the Georgian Revival style, while the Shingle Style is represented by the Mrs. E.M. Patterson Barn, with its weathered shingle veneer, curved upper facade section, and regular window placement. Significant examples of the Craftsman mode include the Cockran Gatehouse and the D'Antonio residence, featuring exposed rafter roofs and rubble masonry walls and piers.

Harbor Acres also contains a number of stylistically eclectic buildings, including the Potter residence, which combines elements of Tudor and Colonial Revival design, the Tuttelman residence, incorporating elements of the Colonial Revival and Shingle Style, the Passerini house, an eclectic Tudor Revival residence, and St. Peter of Alcantara, an eclectic Tudor and Gothic Revival church.

Aside from window replacement on several buildings, the Tristram Dodge House and the D'Antonio residence, the houses located at Harbor Acres retain a high level of architectural integrity and original exterior design fabric.



ELIGIBILITY ATTACHMENT

Page 2

NR/SURVEY REP: John Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

GUGGENHEIM ESTATE/IBM COUNTRY CLUB (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. X Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

X Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The former Isaac Guggenheim Estate, now the IBM Country Club, is an architecturally significant building group. Comprised of buildings rendered in a variety of architectural styles, the group includes the former Guggenheim Residence, an Italian Renaissance Revival building featuring a hipped red-tile roof with bracketed eaves and interior chimneys with corbelled tops, round-arched windows forming arcades located on the first floor, a second-floor loggia, and a tall central block with deeply-recessed frieze windows and a decorative band of notched brick at the bottom of the attic story.

Other contributing buildings include the former Guard House, a one and one-half story stylistically eclectic building incorporating elements of Colonial and Tudor Revival, and French Eclectic design; the building features a prominent composite hipped with flared eaves/gabled roof with gabled dormers and a low eave line; the former estate Dairy Barn, an eclectic building featuring a steep, tall hipped roof with flared eaves and curved hipped-roof dormers; and the former Garage, a one and one-half story stylistically eclectic building featuring a steep, tall hipped roof with flared eaves, and small attic eyebrow and flared eave, hipped roof dormers; and a front polygonal tower topped by a polygonal flared eave roof. Another contributing element to the former estate is the Main Entrance Gate and Wall featuring a symmetrical arrangement constructed of white-painted stuccoed brick with exposed brick infill, some of which forms a decorative diaper pattern: this composition is composed of piers, arched openings, and walls surmounted by parapets.

Aside from window replacement on the second floor of the Garage tower, the buildings which compose the former Guggenheim estate do not appear to have any significant alterations or additions. Therefore, they display a high level of architectural integrity and original exterior design fabric.

An Equal Opportunity/Affirmative Action Agency

NR/SURVEY REP: John A. Bonafant

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8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
CLOVERLEY MANOR (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: Cloverley Manor or the Duncan-Astor Estate house is an architecturally significant two and one-half story Tudor Revival residence. The building consists of an "L"-shaped plan composed of a central section with a tall gabled center bay, adjacent to the base of which is a recessed main entrance. This main section is surmounted by a large end-gable slate-shingle roof with a low eave line. Connected to the center block are two cross-gabled two-story wings, one of which contains a row of gabled dormers. The building's fenestration consists of paired ten-light casement windows with exposed ashlar stone lintels: there are also several interior brick chimneys topped by ceramic chimney pots.

Cloverley Manor was apparently designed by Cram, Ferguson & Goodhue, one of the leading designers of Gothic Revival religious and educational buildings throughout the country during the early Twentieth Century.

There appear to be no noticeable alterations or additions to Cloverley Manor, and therefore the building exhibits a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Benefield DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
KENDALL THAYER ESTATE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. ☒ Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. ☒ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Kendall Thayer Estate house is an architecturally significant two and one-half story Colonial Revival dwelling. The building features a central entrance with a paneled door and a doorway surround with sidelights and an arched toplight: adjoining the entry is a large pedimented portico. The house's gambrel roof, sheathed with slate shingles, contains three gable dormers with windows of eight-over-one sash: the central dormer contains a tripartite window. The house is sheathed in clapboards, while the symmetrical facade is comprised of windows with eight-over-one sash. Attached to the main block is a two and one-half story wing with a gambrel roof containing a pair of gable dormers and a variety of sash windows.

In spite of the added entrance portico, the Kendall Thayer Estate exhibits a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





New York State Office of Parks, Recreation and Historic Preservation  
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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

KENDALL THAYER GATEHOUSE (Project Name)

SANDS POINT, NASSAU CO. (Location)

**THIS PROPERTY IS CONSIDERED INELIGIBLE**

I. ☐ Property appears NR/SR eligible. PRE SRB ☐ POST SRB ☐

**SPECIFIC CRITERIA:**

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. ☐ Associated with lives of persons significant in our past; OR
- C. ☐ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. ☐ Have yielded, or may be likely to yield, information important in pre-history or history.

II. ☐ Property appears to be within the boundaries of a potential historic district. ☐ PRE SRB ☐ POST SRB (☐ map attached)

☐ Property contributes ☐ does not contribute (to the historic district).

DISCUSSION: The Kendall Thayer Gatehouse is considered **ineligible** for the National/State Registers. The former gatehouse, now a residence, has been drastically altered, and its architectural integrity therefore seriously compromised by several additions to the first floor, including the expansion of the main entry with a front porch and the first-floor interior, and the construction of an attached two-car garage.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





## BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 05970, 000039  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: The Huntington Historical Society DATE: Oct. 1990

YOUR ADDRESS: 209 Main St. TELEPHONE: (516) 427-7045

ORGANIZATION (if any): Inc. Village of Sands Point

## IDENTIFICATION

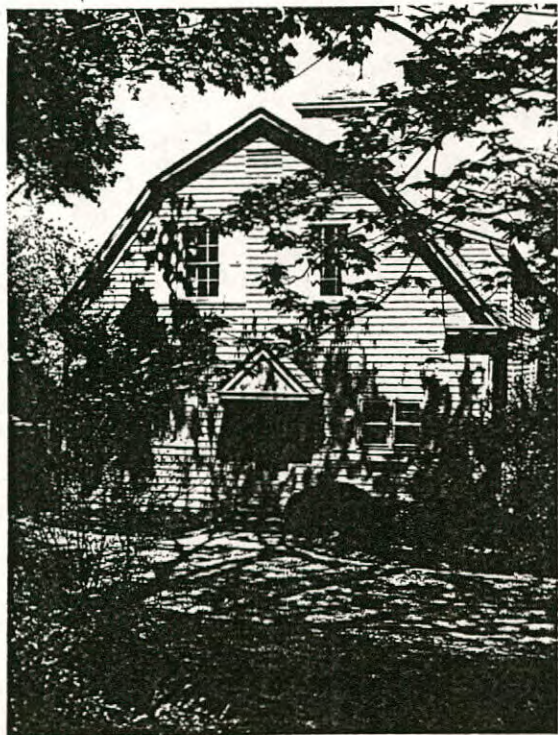
1. BUILDING NAME(S): Thayer Barn  
2. COUNTY: Nassau TOWN/CITY: N. Hempstead VILLAGE: Sands Point  
3. STREET LOCATION: Forest Drive  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Corbisiero, Philip ADDRESS: Forest Drive  
6. USE: Original: Gatehouse Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain private dwelling

## DESCRIPTION

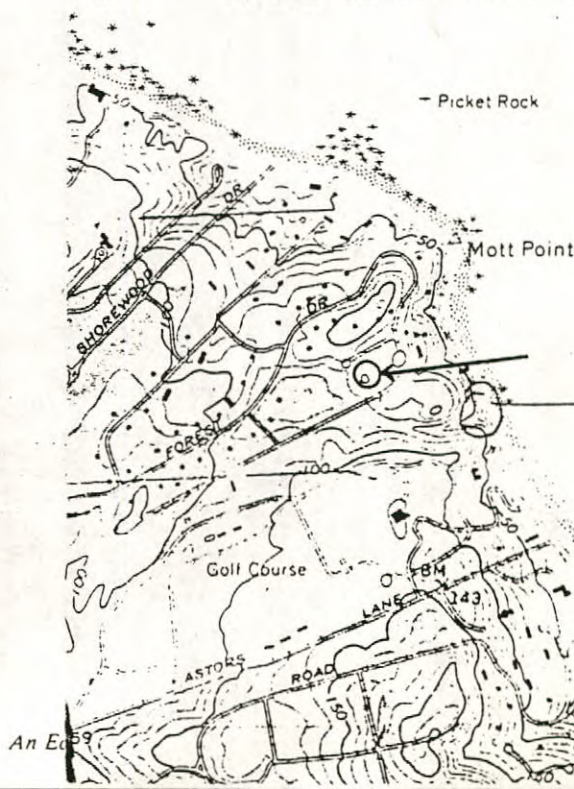
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: \_\_\_\_\_  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☒  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

converted for use as a private dwelling in modern era

## 12. PHOTO:



## 13. MAP:



NOT NURE





# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 05970.000040  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: The Huntington Historical Society DATE: Oct. 1990

YOUR ADDRESS: 209 Main St. TELEPHONE: (516) 427-7045

ORGANIZATION (if any): Inc. Village of Sands Point

## IDENTIFICATION

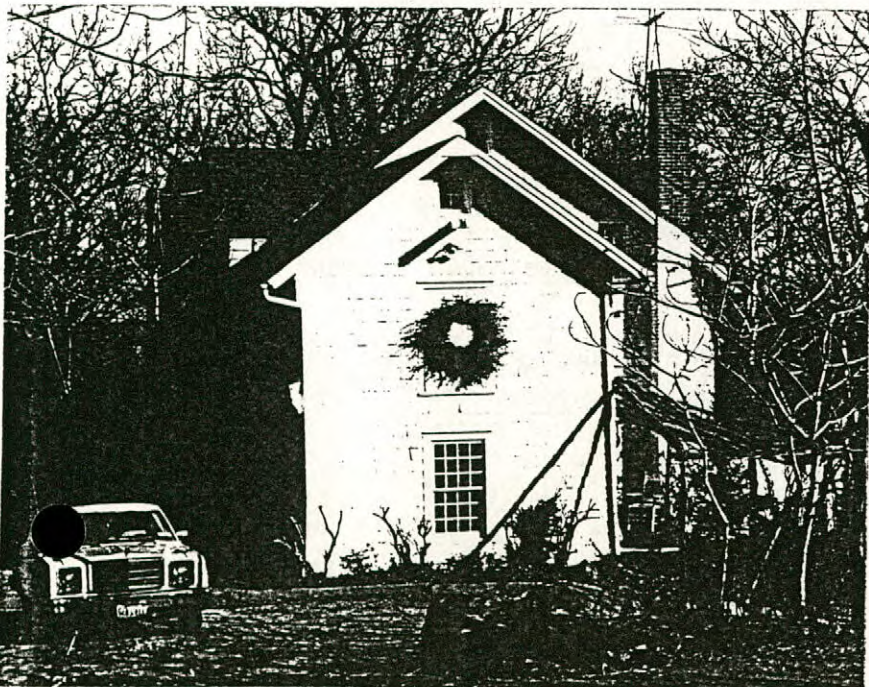
1. BUILDING NAME(S): Smith/Lippincott Barn  
2. COUNTY: Nassau TOWN/CITY: N. Hempstead VILLAGE: Sands Point  
3. STREET LOCATION: Shepards Lane  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Stein, Donald ADDRESS: Shepards Lane  
6. USE: Original: Barn Present: Residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☒  
Interior accessible: Explain no/private dwelling

## DESCRIPTION

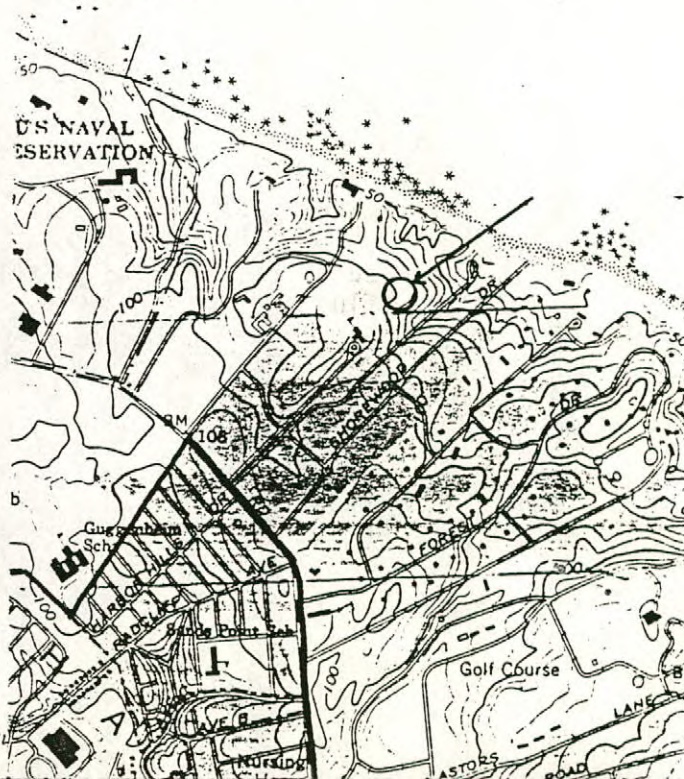
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: \_\_\_\_\_  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☐  
c. masonry load bearing walls ☒  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known):

converted for use as a residence in modern era

## 12. PHOTO:



## 13. MAP:







New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_ (Agency)

GOULD/GUGGENHEIM ESTATE(SANDS PT. PRES.) (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. X Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

X Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Sands Point Preserve, or the former estate of Howard Gould and Daniel Guggenheim, is a collection of architecturally significant buildings mostly rendered in an eclectic Medieval Revival style. Forming the nucleus of the former estate are Hempstead House and its subsidiary buildings, once known as "Castlegould." Hempstead House, the Castlegould Stables, North and South Gate Lodges and Gates, Lane Lodge, and the Commander's House are all significant eclectic Medieval Revival buildings featuring such design elements as massive, heavily rusticated round and square corbelled turreted towers, and rusticated blocks with deeply-recessed casement and trefoiled windows.

Hempstead House, in addition, features Tudor Revival end-gabled wings, large areas of cast-stone tracery windows and casement windows with cast-stone transoms, while the Castlegould Stables is composed of a long block with a continuous crenellated parapet, round corner towers, and pointed arch doorways. The South Gate Lodge features a two-story Tudor Revival half-timbered wing surmounted by a slate-shingled hipped roof with gabled dormers: it also contains an elaborate wrought-iron gate.

The other estate buildings, including the former Castlegould Dairy Barn, Granary, Fern Lodge and Coachman's Cottage are stylistically eclectic. The Dairy Barn, constructed of rusticated, random-coursed stone, is composed of a central two and one-half story block surmounted by an end-gable roof containing several short polygonal ventilation towers and a taller polygonal tower topped by a louvered cap, and a row of gabled dormers with pointed-arch windows: the attached single-story wings feature deeply-inset doors and windows. The Granary, also built of rusticated, random-coursed stone, features a Craftsman-like hipped roof with exposed rafter ends and bracketed eaves, as well as a row of recessed paired first-floor pointed-arch windows, creating symmetrical front and rear elevations. While the Fern Lodge and Coachman's Cottage employs the same rusticated stone material vocabulary, its central shaped gable and corner parapet blocks are clearly Mission Revival style design elements. An additional



significant building is the Pheasant House, a rather whimsical single-story polygonal building composed of interlocking log construction forming bays with rectangular apertures and small pointed-arch doorways located at the base: the building is topped by a polygonal sloped roof.

An additional contributing estate building is the Sheep Fold, a single-story "L"-shaped edifice constructed of concrete block made to resemble granite, and featuring an exposed rafter roof and sliding wood-paneled doors. Other contributing elements belonging to the former Castlegould Estate are the "well cover" built of rubble masonry topped by a wrought-iron tripod; and three bridges, the entry road bridge composed of rusticated stone and short pier blocks, the crenellated Entrance Bridge, and the Pond Bridge, featuring a tall metal railing.

In addition to the buildings belonging to the former Castlegould Estate, there are two large residences situated within the boundaries of the Sands Point Preserve. "Falaise," or the former Harry F. Guggenheim House is a two-story eclectic building incorporating elements of French Eclectic and Tudor Revival design. The house is composed of a main block, a long, attached rectangular one and one-half story wing, and a round, one and one-half story tower: the two components are linked by a single-bay half-timber veneer "bridge." The main block features a tall hipped roof with inset dormers and two interior slab chimneys sporting decorative exteriors; there are also pointed-arch doorways and windows, and leaded-light windows. The rear bay of the wing features a projecting second-floor gabled bay with a half-timber & brick infill veneer. Adjacent to "Falaise" and located on the shore is a small, square hipped-roof boathouse of board and batten construction: the building also features wood cross-beams and a copper-roofed ventilation cupola.

The other residence, "Mille Fleurs," is a two-story Italian Renaissance Revival building featuring quoins, recessed casement windows and second-floor oval windows, and first-floor French doors. The house also contains two, single-story attached service wings which provide the residence with a "U"-plan.

There appear to be such significant alterations to the Castlegould estate buildings as a second-floor wood-shingled addition, enclosed rear porch, and replacement windows, all added to the North Gate Lodge, as well as replacement windows added to the the Commander's House and the Stables. Aside from these alterations and additions, the estate buildings exhibit a high degree of architectural integrity and original exterior design fabric.

**NOTE:** Castlegould estate buildings requiring additional documentation in order to determine their individual significance are the Henneries, Kennels, and the Trailside Museum.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
D.M. PARKER HOUSE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. ☒ Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. ☒ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The D.M. Parker House is an architecturally significant two and one-half story stylistically eclectic residence combining elements of the French Eclectic and Tudor Revival modes. Composed of a central block with a symmetrical facade and two wings, the house features hipped roofs with hipped roof dormers, end chimneys, and round bays with cast-stone transoms. The fenestration consists of multi-light paired casement and fixed light windows, while located in the center bay of the first floor is a large multi-light sliding glass door: there is also an enclosed side porch located on the ground floor of one of the wings.

There appear to be no significant alterations or additions to the D.M. Parker House, and therefore the building exhibits a high level of architectural integrity and original design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Historic Preservation Field Services Bureau  
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518-237-8643

Orin Lehman  
Commissioner

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

"FOUNTAIN HILL" (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Fountain Hill," or the Guggenheim-Harriman Estate, is an architecturally significant two and one-half story Italian Renaissance Revival dwelling composed of a square central block and a projecting front bay, which contains the main entrance. A hipped roof sheathed in slate shingles surmounts the white-stucco brick building, while the building block is articulated with belt- and stringcourses: there is also a hipped roof dormer. The dwelling contains windows with one-over-one sash and a number of interior chimneys: there is also a porte-cochere located at the main entry.

In spite of an attached solarium added to the west elevation, and the alteration of original fenestration, "Fountain Hill" exhibits a high degree of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
GREBLER HOUSE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Grebler House is an architecturally significant two and one-half story Colonial Revival house. The dwelling, square in form with a long rectangular attached wing composed of seven bays, is sheathed in clapboard, and contains windows with six-over-three and six-over-six sash. The main entrance, located off-center on the main elevation, is composed of a framed surround with sidelights and a full-length toplight. The gable roof of the house is sheathed in slate shingles and contains a gabled dormer. There are also two exterior end chimneys. In spite of an added enclosed side porch, the Grebler House retains a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
J.E.R. CARPENTER HOUSE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Carpenter House is an architecturally significant two-story Georgian Revival building with Neo-Classical design overtones. The house projects a symmetrical facade composed of windows with six-over-six and six-over-nine sash, and arched end bay windows. The main entrance, located in the center bay, features a Federal style pedimented door surround with a paneled round-arched door and fanlight. This flat-roofed building also contains a roof-line balustrade and two interior chimneys: there is also a cornice.

The Carpenter House contains no visible additions or alterations, and as such exhibits a high degree of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

VANDERBILT-DAVIS ESTATE (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Vanderbilt-Davis Estate is an architecturally significant two and one-half story Colonial Revival dwelling composed of a main rectangular gabled roof block: two wings are attached to the central portion. The house contains windows with six-over-six sash, while the gabled roof contains a trio of gabled dormers. The symmetrical facade of the main block features a porte-cochere and a central entrance flanked with sidelights.

In spite of the addition of an attached east wing articulated with a beltcourse, and surmounted by a flat roof with a decorative metal railing, the house exhibits a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
JAROSLOW HOUSE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

**THIS PROPERTY IS CONSIDERED INELIGIBLE**

I. ☐ Property appears NR/SR eligible. PRE SRB ☐ POST SRB ☐

**SPECIFIC CRITERIA:**

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. ☐ Associated with lives of persons significant in our past; OR
- C. ☐ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. ☐ Have yielded, or may be likely to yield, information important in pre-history or history.

II. ☐ Property appears to be within the boundaries of a potential historic district. ☐ PRE SRB ☐ POST SRB (☐ map attached)

☐ Property contributes ☐ does not contribute (to the historic district).

DISCUSSION: The Jaroslow House is considered **ineligible** for the National/State Registers. The house was constructed in 1980.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Historic Preservation Field Services Bureau  
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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"LAND'S END" (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. X Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Land's End," or the Herbert B. Swope Estate house, is an architecturally significant two and one-half story eclectic Colonial Revival building. The residence is composed of a central block surmounted by a side gabled roof containing two rather massive brick chimneys with corbeled tops and a gabled dormer with an ornamental pediment. Attached to the central section are two side wings, each placed off-axis from the main section. The house features a ground-floor entrance portico, enclosed first- and second-floor porches located in one of the side wings, and a second-floor Palladian window situated above the main entrance. There is also a two-story rear portico overlooking the Long Island Sound, composed of four massive Doric columns supporting an entablature, while the rear elevation contains a central doorway and a second-floor Palladian window. The fenestration of the house is largely composed of windows with one-over-one sash.

There appear to be no significant alterations or additions to "Land's End", other than the enclosure of a second-floor wing porch, and therefore the residence exhibits a high level of architectural integrity.

"Land's End" is also historically significant as the residence of Herbert Bayard Swope (1882-1958), the pre-eminent editor of the New York City newspaper, The World, and the first reporter to receive the Pulitzer Prize for reporting, in 1917.

NR/SURVEY REP: John A Bonafide DATE: 8/30/91





Orin Lehman  
Commissioner

New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
BROOKS RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Brooks residence is an architecturally significant two-story Moderne style building incorporating Neo-Classical design features. Designed by Raymond Hood and Jacques Foulhoux, and built in the late 1920's, the house, constructed of white-glazed brick, has a rectangular form with curved corners, and contains an attached single-story wing housing the main entrance. The modern dwelling incorporates a number of classical design features including stringcourses, quoins, window frame moldings, and a projecting central bay. The fenestration consists of a number of fixed pane and casement windows with white metal sash. A collonaded portico is located adjacent to the main entrance, while the building is topped by a band of brick relief with a fretwork motif. There are also several chimneys.

Raymond Hood (1881-1934) and Jacques Foulhoux (1879-1945) were prominent New York City architects responsible for the design of a number of major buildings constructed during the 1920's and '30s, including the Daily News Building, Rockefeller Center, and the McGraw-Hill and American Radiator Buildings, all located in New York City.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Historic Preservation Field Services Bureau  
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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"THE LINDENS"/FLEISCH. (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

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B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "The Lindens," or the Fleischmann Estate house, is an architecturally significant two and one-half story Colonial Revival residence. The building is composed of a central block surmounted by a flat, hipped slate-shingled roof topped by a railing, and attached side wings, one a flat, hipped-roof, the other flat with a railing. The flat, hipped roofs contain a row of gabled dormers with windows of six-over-six sash. The residence features a main entrance porte-cochere with large Doric columns, a bracketed cornice, and four interior chimneys. The fenestration consists of windows with six-over-six and twelve-over-twelve sash, and large multi-light fixed pane windows.

"The Lindens" does not appear to have any significant alterations or additions, and therefore the house displays a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A Bonafile DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"KEEWAYDIN"/RUMSEY HSE. (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Keewaydin," or the Charles C. Rumsey Estate house, is an architecturally significant two and one-half story residence rendered in the French eclectic mode. The building is composed of a main block surmounted by a tall slate-shingled side gabled roof, and a projecting end wing topped by a tall slate-shingled hipped roof. Both roofs contain round-arched and hipped roof dormers. The fenestration consists largely of casement windows, with a large fixed-pane window located on the first floor.

"Keewaydin" appears to have no significant alterations nor any additions that would compromise its high level of architectural integrity and substantial original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

SP19

UNIQUE SITE NO. 05470.000/44  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: The Huntington Historical Society DATE: Oct. 1990

YOUR ADDRESS: 209 Main Street TELEPHONE: (516) 427-7045

ORGANIZATION (if any): Inc. Village of Sands Point

## IDENTIFICATION

1. BUILDING NAME(S): Thomas/Hitchcock Garage  
2. COUNTY: Nassau TOWN/CITY: N. Hempstead VILLAGE: Sands Point  
3. STREET LOCATION: 245 Middle Neck Road  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Schnell, Mel & Rochelle ADDRESS: 245 Middle Neck Rd.  
6. USE: Original: garage Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain no

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☐ g. stucco ☒ other: \_\_\_\_\_  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☒  
c. masonry load bearing walls ☒  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

12. PHOTO:

13. MAP:







New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY EVALUATION

DATE: 8/30/91 STAFF: John A. Benfield

PROPERTY: Sands Point Light MCD: 05970

ADDRESS: Sands Light Road COUNTY: Nassau

PROJECT REF: \_\_\_\_\_

I. ☐ Property is individually listed on SR/NR: \_\_\_\_\_  
\_\_\_\_\_ Property is a contributing component of a SR/NR district: \_\_\_\_\_  
name of listing  
name of district

II. ☒ Property appears to meet eligibility criteria.  
\_\_\_\_\_ Property contributes to a district which appears to meet  
eligibility criteria. Pre SRB: \_\_\_\_\_ Post SRB: \_\_\_\_\_  
SRB date

National Register Criteria for Evaluation:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;
- B. ☐ Associated with the lives of persons significant in our past;
- C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The Sands Point Light (tower) is architecturally significant as a substantially intact and rare surviving example of early nineteenth century octagonal lighthouse design in New York. Built in 1809 by Noah Mason, the 80 foot tall brownstone structure was erected at a cost of \$8,500. The Sands Point Light appears to retain a high degree of architectural integrity and is an important historical and visual landmark.

A ca.1868 keeper's cottage, that adjoins the light survives as well. However, it has been substantially enlarged and altered and, as such, is not eligible.





Orin Lehman  
Commissioner

New York State Office of Parks, Recreation and Historic Preservation  
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518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

"BEACON TOWERS" GATEHOUSE (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. ☒ Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. ☒ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The former "Beacon Towers" Gatehouse is an architecturally significant one and one-half story stylistically eclectic building. The gatehouse is composed of a rectangular main block, topped with a hipped roof surfaced with terra cotta tile, and an attached two-story round tower, with an exterior non-functioning clock, capped by a conical roof. The building also features gabled bay dormers, ground floor corner buttresses, and round and segmental-arched doorways and a round-arched window: the fenestration consist of leaded-light casement windows.

The "Beacon Towers" Gatehouse does not appear to have any significant alterations or additions, and it therefore retains a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"BEACON TOWERS" GATE & WALL (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The "Beacon Towers" main entrance gate and flanking walls are architecturally significant components of the former estate. The wrought-iron gate features elaborately designed paired entrance piers with pinnacles, while the flanking walls are constructed of random-coursed ashlar stone blocks.

Both the gate and walls retain a high level of architectural integrity and original design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"BEACON TOWERS" TOWER (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: This poured-concrete tower, located on the perimeter of the former "Beacon Towers" estate, is an architecturally significant Medieval Revival building. The tower is essentially a crenellated turret and features an upward tapering form with a deeply-recessed aperture in the form of a cross.

The "Beacon Towers" perimeter tower does not appear to have any alterations or additions, and it therefore exhibits a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"HILLTOP"/ALKER ESTATE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Hilltop," or the O'Donohue-Alker Estate house, is an architecturally significant two and one-half story stylistically eclectic building incorporating elements of the Spanish Mission and Mediterranean Revival styles. The residence features a red-tile roof with a shaped Mission dormer containing three windows of one-over-one sash and projecting eaves supported by carved wood brackets. There is also a second floor loggia, and a recessed main entrance portico. The fenestration is composed of second-floor paired ten-light casement windows with eight-light transoms opening onto wrought iron balconies, and ground floor round arched multi-pane windows with scroll keystones.

The house has been altered with the addition of decorative metal freestanding pilasters supporting a stripped cloth awning located at the opening of the recessed entrance portico.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
SEAMAN'S HOTEL (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: Seaman's Hotel, now a residence, is an architecturally significant three-story stylistically eclectic Victorian building with a raised cellar. The former hotel features a cross gable roof with projecting gables and bargeboards, and a first-floor wraparound hipped-roof porch with turned posts, decorative millwork, and a railing. The fenestration consists of windows with eight-over-eight sash and shutters, while the framed main entrance door features a multi-light fixed pane window.

In spite of the alteration of the building with a rear modern addition, Seaman's Hotel retains a high level of architectural integrity and considerable original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
PHEASANT HILL/GORMAN (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Pheasant Hill," or the Gorman House, is an architecturally significant, stylistically eclectic two and one-half story building. The building is composed of a two-story square Greek Revival block connected to a single-story attached wing: both sections have wide band cornices. A wraparound porch with Doric columns is located on the first floor. The fenestration in both sections consists of windows with four-over-four sash topped with molded hoods. The single-story wing rests atop a raised basement.

The house has undergone a series of major alterations which has given it a new architectural identity, most significantly the addition of a free-form Colonial Revival gambrel roof atop the main block, and a slightly modified Mansard roof built atop the wing. These roofs project to form end eaves, while they contain rows of segmental dormers with casement and double-hung windows: there are also upper floor paired windows with segmental arched lintels located at the gambrel end. Additional alterations include the extension of the first-floor porch to connect with the wing, and the addition of an enclosed side porch at the end of the wing.

In regard to the new, though altered, architectural character of "Pheasant Hill," the house retains considerable architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Orin Lehman  
Commissioner

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
NELSON-LEHINE HOUSE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_\_ POST SRB \_\_\_\_\_

SPECIFIC CRITERIA:

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B. \_\_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_\_ PRE SRB \_\_\_\_\_ POST SRB (\_\_\_\_\_ map attached)

\_\_\_\_\_ Property contributes \_\_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Nelson-Lehine House is an architecturally significant two-story Georgian Revival building. The house, surmounted by a hipped slate-shingle roof, features an "L"-shaped plan with attached single- and two-story wings. The main entrance is located in a central bay at the intersection of the two wings and is composed of a Classical Revival door surround with flanking pilasters and a fanlight. The building's fenestration consists of windows with six-over-six sash.

In spite of the addition of a rather tall brick interior chimney, and the replacement of a window adjacent to the center bay, the Nelson-Lehine House retains a high level of architectural integrity. A contributing ca. 1875 Gate House is also located on the property.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY EVALUATION

DATE: 8/30/91 STAFF: John A. Bonafide

PROPERTY: Casa-Blanca MCD: 05970  
Oliver Gayley Estate  
ADDRESS: 220 Middle Neck Rd. COUNTY: Nassau  
PROJECT REF: \_\_\_\_\_

- I. ☐ Property is individually listed on SR/NR: \_\_\_\_\_  
name of listing  
☐ Property is a contributing component of a SR/NR district: \_\_\_\_\_  
name of district
- II. ☒ Property appears to meet eligibility criteria.  
☐ Property contributes to a district which appears to meet  
eligibility criteria. Pre SRB: \_\_\_\_\_ Post SRB: \_\_\_\_\_  
SRB date

National Register Criteria for Evaluation:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;  
B. ☐ Associated with the lives of persons significant in our past;  
C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;  
D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The Oliver Gayley Estate (Casa-Blanca) is architecturally significant as an intact, representative example of early twentieth century Georgian Revival architecture in Sands Point. Casa-Blanca is also significant as a representative example of the small estates that were established in Sands Point by wealthy New Yorkers between 1898 and 1939. Built ca.1906, the two story, rectangular wood frame dwelling features numerous characteristics associated with the style, including hipped roof, massive chimneys, roof dormers and symmetrical facade. The building appears to retain a high degree of architectural integrity.





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

"CEDAR KNOLL"/L.I. TENNIS CLUB STABLE (Project Name)

SANDS POINT, NASSAU CO. (Location)

**THIS PROPERTY IS CONSIDERED INELIGIBLE**

I. \_\_\_\_\_ Property appears NR/SR eligible. PRE SRB \_\_\_\_\_ POST SRB \_\_\_\_\_

**SPECIFIC CRITERIA:**

- A. \_\_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_\_ Associated with lives of persons significant in our past; OR
- C. \_\_\_\_\_ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_\_ PRE SRB \_\_\_\_\_ POST SRB (\_\_\_\_\_ map attached)

\_\_\_\_\_ Property contributes \_\_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Cedar Knoll," or the former Long Island Bath and Tennis Club stable, is considered to be ineligible for the National/State Registers. The building's exterior has been considerably altered with the removal of all original ground floor fenestration and doors. Window bays have been partially infilled in conjunction with the addition of metal sliding and new single-pane casement windows replacing original paired six-light casement windows. There is also an added roof skylight along with a single-story flat-roof addition containing sliding doors.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Commissioner

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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

"SANDS HILL"/CONDE NAST GARAGE (Project Name)

SANDS POINT, NASSAU CO. (Location)

**THIS PROPERTY IS CONSIDERED INELIGIBLE**

I. ☐ Property appears NR/SR eligible. PRE SRB ☐ POST SRB ☐

**SPECIFIC CRITERIA:**

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. ☐ Associated with lives of persons significant in our past; OR
- C. ☐ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. ☐ Have yielded, or may be likely to yield, information important in pre-history or history.

II. ☐ Property appears to be within the boundaries of a potential historic district. ☐ PRE SRB ☐ POST SRB (☐ map attached)

☐ Property contributes ☐ does not contribute (to the historic district).

DISCUSSION: "Sands Hill," or the Conde Nast Estate garage, is considered ineligible for the National/State Registers. The architectural integrity of the building has been significantly altered by the addition of three massive and disproportionately large dormers adorned with high metal railings: this alteration was probably executed when the garage was converted to a residence. Because of their size, these dormer additions damage the cohesive quality of the original gambrel roof and dominate the facade of the building. Also, a rooftop cupola has been added which further compromises the building's design integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





## BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 05970.000153  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: The Huntington Historical Society DATE: Oct. 1990

YOUR ADDRESS: 209 Main St., Huntington TELEPHONE: (516)427-7045

ORGANIZATION (if any): Inc. Village of Sands Point

\*\*\*\*\*  
**IDENTIFICATION**

1. BUILDING NAME(S): Sands Cemetery  
2. COUNTY: Nassau TOWN/CITY: No. Hempstead VILLAGE: Sands Point  
3. STREET LOCATION: Sands Point Road  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Sands family descendants ADDRESS: unknown  
6. USE: Original: cemetery Present: \_\_\_\_\_  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain n/a

**DESCRIPTION**

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☒ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: \_\_\_\_\_  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☐  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐  
11. INTEGRITY: a. original site ☐ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

12. PHOTO:



HP-1

13. MAP:





ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"HAZELDEAN MANOR" (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Hazeldean" or the Laidlaw House is an architecturally significant two-story eclectic Italian Renaissance Revival building incorporating elements of Tudor Revival style design. Surmounted by a hipped roof with bracketed eaves and a hipped roof dormer, the residence is composed of a rectangular block with an attached ground floor enclosed entrance portico: the portico is topped by a hipped roof with bracketed eaves and is articulated with tall round-arched openings. The house's fenestration consists of windows with decorative upper sash, and pointed arch and leaded light casement windows. There is also a porte-cochere incorporating Tudor Revival pointed arches.

In spite of such 1936 alterations to the house as the expansion of the west side ground-floor porch and the second floor, and the addition of a third floor sundeck, "Hazeldean" retains a considerably high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





Orin Lehman  
Commissioner

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Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"HOMESTEAD FARM" (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. X Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Homestead Farm" or the Sands-Hewlett-Tibbits House is an architecturally and historically significant two-story, five-by-three bay Georgian dwelling, probably dating from the early Eighteenth century. The building, sheathed in shingles, contains a symmetrical facade composed of windows with six-over-six sash and louvered shutters. The house is surmounted by an end gable roof. The main entrance is located in the center bay of the ground floor, and consists of a doorway flanked by narrow sidelights and topped by a transom. There is also an exterior end chimney and an interior chimney.

The "Homestead Farm" house is also historically significant in that it represents the history of Sands Point as a colonial settlement. The settlement of Sands Point dates from 1691, when John Sands (1649-1712) arrived at Cow Neck, the site of Sands Point, from Block Island, to become the community's first settler: it is likely that Sands lived in the house.

In spite of several significant alterations, the addition of a rear wing and a three-bay front porch, as well as the installation of an asphalt-shingle roof, the "Homestead Farm" house exhibits a considerably high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"WHITE HILL" (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "White Hill" or the J.A. Parker Estate house is an architecturally significant two-story house rendered in the Spanish Eclectic mode. Built in 1912, the building is composed of a rectangular block with an attached single-story front wing containing the main entrance, reception hall, and the dining room; there is also a rear single-story porch. The building block is surmounted by a red-tile roof with bracketed eaves.

The house clearly resembles a Mediterranean villa with its bright white-washed stucco veneer and crisp articulation of corners and recessed window surrounds. The building also features several second-floor bracketed balconies with metal railings, a main entrance with a surround composed of flanking pilasters and an upper fanlight, and front and rear exterior chimneys with red-tile roof chimney tops. The fenestration consists of paired ten-light casement windows, and second-floor deeply recessed octagonal fixed-pane windows.

"White Hill" was designed by Addison Mizner, a well-known Florida architect responsible for the design of numerous villas and estates throughout southern Florida, and for the plan of the resort city of Boca Raton, located on the Atlantic coast.

In spite of several significant alterations, including a second-floor shed-roof addition adjoining a large terrace atop an added wide porte-cochere, and the enclosure of the rear porch, "White Hill" retains a considerably high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91

An Equal Opportunity/Affirmative Action Agency



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

SANDS-NOSTRAND HOUSE (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Sands-Nostrand House is an architecturally significant three-by-two bay Colonial dwelling dating from the mid-Eighteenth century. The building features an off-center entry with an entrance portico and six-over-six sash windows: the house is sheathed in wood siding. Several of the dwelling's rooms retain Eighteenth century mantelpieces and "fielded" wood paneling, while there is also an original "walk-in" fireplace. Attached to the house is a one and one-half story addition with a shed dormer containing two windows with six-over-six sash. The addition also features four and six-light fixed and six-light casement windows, and an interior chimney.

In spite of this later addition, the house has maintained its architectural integrity and most of its original design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

"BLUE TOP"/BURNS RES. (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Burns Residence, or "Blue Top," is an architecturally significant Colonial Revival house constructed in the 1910's. The two and one-half story house has a center gable form with an attached side wing. The house contains such features as a side gable roof form, gable dormers, a bracketed cornice, a ground-floor side porch and a massive central porte cochere. The fenestration is composed of eight-over-one sash and round-arched dormer windows. The building is sheathed in wood "Novelty" siding.

"Blue Top" does not appear to have any significant alterations or additions, and it therefore displays a high level of architectural integrity and considerable original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

HOCHSTIN RESIDENCE (Project Name)

SANDS POINT, NASSAU CO. (Location)

**THIS PROPERTY IS CONSIDERED INELIGIBLE**

I. \_\_\_\_\_ Property appears NR/SR eligible. PRE SRB \_\_\_\_\_ POST SRB \_\_\_\_\_

**SPECIFIC CRITERIA:**

- A. \_\_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_\_ Associated with lives of persons significant in our past; OR
- C. \_\_\_\_\_ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_\_ PRE SRB \_\_\_\_\_ POST SRB (\_\_\_\_\_ map attached)

\_\_\_\_\_ Property contributes \_\_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Hochstin Residence is considered **ineligible** for the National/State Registers. The architectural integrity of this building has been seriously compromised by the drastic alteration of its gambrel roof in which original dormers appear to have been removed and the original roofing material replaced by an asphalt-shingled surface. These changes have resulted in a rather "blank-faced" facade.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"FILOLI" (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Filoli" is an architecturally significant five-by-three bay Colonial Revival dwelling. This two-story building features a central entrance with a doorway composed of a paneled door and decorative surround consisting of pilasters surmounted by a broken pediment. The fenestration is composed of windows with six-over-six sash: the first floor windows have keystone lintels and aprons. Attached to the main block is a one and one-half story two bay wing with a pair of gable dormers containing windows with six-over-six sash. The house also features a slate shingle roof and exterior end chimneys: on each side of the chimney, located on the gable end, is a quarter-light window.

In all, "Filoli" does not appear to have any additions or alterations, and therefore it contains a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
LA GATTA RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The La Gatta Residence is an architecturally significant two-story Tudor Revival dwelling. This rectangular building is surmounted by a hipped roof with flared eaves sheathed in slate shingles, which extends to the first floor: this roof section contains a hipped dormer. The house features half-timbering with white-painted brick infill on a projecting second floor resting on corbels, while its fenestration is composed of casement windows with panes and leaded lights. The main entrance to the house is located in a projecting bay topped with slate shingles. The rear elevation features a second floor oriel and a prominent double-story upper-level gable with extensive glazing: there is also a turret topped by a conical slate shingle roof located on a side elevation.

The La Gatta residence has few minor alterations, and therefore exhibits a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
ROTH RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. ☒ Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. ☒ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Roth Residence is an architecturally significant two and one-half story Dutch Colonial Revival dwelling. The building, sheathed in white-painted shingles, features a gambrel roof form with flared eaves and three gabled dormers. There are also two large exterior end chimneys with "S"-shaped iron anchor beams, while the house's fenestration consists of windows with multi-pane sash. Attached to the main block is a one and one-half wing with a similar roof containing a single gabled dormer, and fenestration.

The Roth Residence appears to have no alterations or additions, and therefore possesses a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





Orin Lehman  
Commissioner

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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
MAYERS RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Mayers Residence is an architecturally significant two-story center hallway Georgian Revival house with a raised basement. The house is composed of a main five-bay central block with an attached two-story, two-bay wing. The building features a hipped roof and dentiled cornice, while its fenestration is composed of windows with six-over-six sash: the ground floor windows feature aprons. The main entrance incorporates a columnated door surround with a fanlight window. There is also a ground floor bay window on a side elevation of the main block.

In spite of the addition of a two-story wing and the installation of an asphalt-shingle roof, the house exhibits a high degree of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Commissioner

ELIGIBILITY EVALUATION

DATE: 8/30/91 STAFF: John A. Benahde

PROPERTY: T.D. Neelands, Jr. Estate MCD: Sands Point  
Gate House

ADDRESS: 99 Cornwells Rd. COUNTY: Nassau

PROJECT REF: \_\_\_\_\_

I. ☐ Property is individually listed on SR/NR: \_\_\_\_\_

☐ Property is a contributing component of a SR/NR district: \_\_\_\_\_

name of listing  
name of district

II. ☒ Property appears to meet eligibility criteria.

☐ Property contributes to a district which appears to meet  
eligibility criteria. Pre SRB: \_\_\_\_\_ Post SRB: \_\_\_\_\_  
SRB date

National Register Criteria for Evaluation:

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;  
B. ☐ Associated with the lives of persons significant in our past;  
C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;  
D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The gate house to the T.D. Neelands Estate (the estate house is no longer extant) is architecturally significant as an ornate, highly intact example of gate structures associated with the area's large twentieth century estates. Built in ca.1930, the massive, rubble stone, arched gateway and flanking keepers' houses is an outstanding example the property type. It appears to be intact from its period of construction and retains a high degree of integrity of setting, location, feeling, association, design, materials and craftsmanship.





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Commissioner

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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
WRIGHT-OLCOTT ESTATE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Wright-Olcott Estate house is an architecturally significant two and one-half story dwelling. This stylistically eclectic building combines elements of Tudor Revival and Queen Anne design. The house has an "L"-shaped plan with a main rectangular block and an attached front gable wing at the end: the main block features an end gable roof with overhanging eaves sporting exposed rafters and containing several flared eave gabled dormers: the roof and dormers are sheathed in wood shingles.

The main entrance to the house is located at the juncture of the two sections and features a prominent flared eave front gable porte-cochere resting on elongated wood brackets. A prominent engaged polygonal tower surmounted by a matching roof is located in the center of the facade. The house contains windows with decorative upper sash and leaded lights, and fixed pane oval windows.

The Wright-Olcott estate house appears to have no alterations or additions, and therefore it exhibits a high degree of architectural integrity and original design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Commissioner

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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
BERROVA RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

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- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Berrova Residence is an architecturally significant two-story dwelling with elements of Georgian Revival and Federal design. The house is composed of a main block with a hipped roof of slate shingles, and a projecting front cross gable located in the center of the facade: attached to the central block are two, two-story side wings. The main block projects a highly symmetrical facade, while contained in the center bay is the main entrance with a rounded portico and a second-floor Palladian window. The fenestration is composed of windows with six-over-six and eight-over-eight sash, with the facade ground-floor windows containing keystone lintels. The side wings feature a ground-floor arcade and segmental dormers. There are also two exterior chimneys.

There appear to be no significant alterations or additions to the house, and therefore the building retains a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

GEORGE MARSHALL ESTATE GARAGE (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

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B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The George Marshall Estate garage is an architecturally significant Colonial Revival building. The garage is composed of a central two-story end gabled block topped by a hipped-roof cupola with a wood railing, and two single-story end gabled, slate-shingle roofed wings with rooftop louvered cupolas. The building features painted wood doors with iron strap hinges and fixed multi-pane windows.

The George Marshall Estate garage has no significant alterations or additions, and therefore the building displays a high degree of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

SP44

UNIQUE SITE NO. 05970.000/56  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: The Huntington Historical Society DATE: Oct. 1990

YOUR ADDRESS: 209 Main Street TELEPHONE: (516) 427-7045

ORGANIZATION (if any): Inc. Village of Sands Point

## IDENTIFICATION

1. BUILDING NAME(S): "Wild Bank" (John P. Sousa House)  
2. COUNTY: Nassau TOWN/VILLAGE: N. Hempstead VILLAGE: Sands Point  
3. STREET LOCATION: 14 Hicks Lane  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Black, Daniel J. ADDRESS: 14 Hicks Lane  
6. USE: Original: residence Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☒  
Interior accessible: Explain no/private

## DESCRIPTION

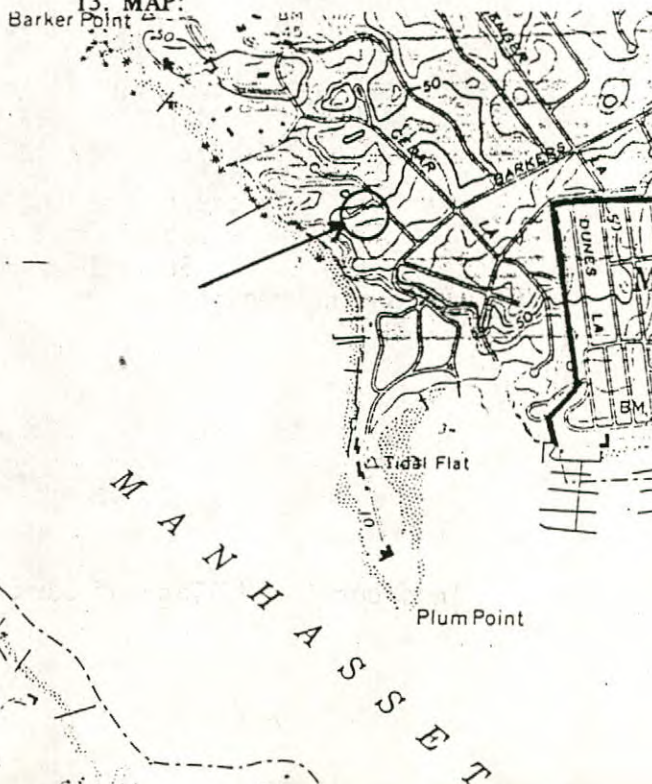
8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☐ g. stucco ☒ other: \_\_\_\_\_  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☐  
c. masonry load bearing walls ☒  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

## 12. PHOTO:



HP-1

## 13. MAP:







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Orin Lehman  
Commissioner

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
SLAGOWITZ RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Slagowitz Residence is an architecturally significant two and one-half story building. Incorporating Shingle Style and Dutch Colonial design features, the house is composed of a prominent cross gable roof to which is attached a pair of front gable wings with flared eaves. At the base of the house are two enclosed side porches. The facade contains windows with six-over-six sash and six-light casement windows: there is a tripartite oriel on the second floor. The dwelling's main entrance consists of a large multi-pane door and an attached Classical Revival pedimented portico. The house also contains an exterior and several interior chimneys.

In spite of an enclosed side porch on the end of the main elevation, the Slagowitz residence appears to have no other significant alterations, and therefore it exhibits a high degree of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
F.K.C. HICKS ESTATE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Hicks Estate house is an architecturally significant two and one-half story eclectic Colonial Revival residence. The building is composed of a main gambrel roof block attached to which is a two-story wing and a large projecting pedimented bay. The house sports a bracketed cornice and pilasters, while the wood-shingle roof contains a pair of gabled dormers and a smaller hipped-roof dormer. The fenestration consists of windows with one-over-one and twelve-over-one sash, and a Palladian window located on the front of the gambrel, while the ground-floor and dormer windows contains transoms and fanlights with decorative, interlaced muntins. A large porte-cochere with Tuscan Order columns is located on the ground floor, while the main entrance contains a doorway flanked by sidelights. The house also features several interior chimneys, one of which contains a rectangular corbelled top.

The Hicks Estate house has been altered with the addition of a second-floor door on the main elevation. Aside from this modification, there appear to be no other alterations and additions; therefore, the building exhibits a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
CORNWALL HOUSE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. X Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Cornwall House is an architecturally and historically significant two and one-half story Federal style residence. The house, sheathed in wood siding, features an end gable roof and a symmetrical facade: the roof contains three gabled dormers with windows of one-over-one sash. Attached to the main building section is a two-story wing with a ground-floor portico and a one and one-half story wing with a raised basement. Occupying the center bay of the house is a main doorway consisting of flanking sidelights and a full-length toplight, while on the second floor is a tripartite window. The fenestration consists of windows with six-over-six sash.

The Cornwall House is historically significant as a Colonial period dwelling dating back to the late 17th century: the house embodies the historical period of the colonial settlement of Sands Point. Originally built by John and Mary Cornwall in circa 1676, the house remained in the ownership of the Cornwall family until circa 1900.

The original late Seventeenth century Cornwall House has been substantially altered with Federal period design additions as well as the full-length Greek Revival portico added in the mid-Nineteenth century. However, as stylistically re-defined and transformed by this additional design fabric, the house retains a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Orin Lehman  
Commissioner

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"RIDGE TOP" (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Ridge Top" is an architecturally significant two story Tudor Revival building. The house is composed of a main end gable roof form, with eaves, together with a front cross-gable located off-center. The projecting second floor rests atop corbels, while a single-story wing is attached to the facade, adjoining the main entrance. Design features include a half-timber and stucco exterior veneer and leaded light casement windows: there is also a white-painted brick exterior chimney with a corbeled cap, located on the facade.

The house has been altered with the addition of a rear one and one-half story enclosed porch topped by a shed roof and by an entrance overhang. Despite these alterations, "Ridge Top" retains a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

Orin Lehman  
Commissioner

ELIGIBILITY EVALUATION

DATE: 8/30/91 STAFF: John A. Bonafide

PROPERTY: The Rouhana House MCD: 05970

ADDRESS: 5 Prospect Road COUNTY: Nassau

PROJECT REF: \_\_\_\_\_

- I. ☐ Property is individually listed on SR/NR: \_\_\_\_\_  
name of listing  
☐ Property is a contributing component of a SR/NR district: \_\_\_\_\_  
name of district
- II. ☒ Property appears to meet eligibility criteria.  
☐ Property contributes to a district which appears to meet  
eligibility criteria. Pre SRB: \_\_\_\_\_ Post SRB: \_\_\_\_\_  
SRB date

**National Register Criteria for Evaluation:**

- A. ☐ Associated with events that have made a significant contribution to the broad patterns of our history;  
B. ☐ Associated with the lives of persons significant in our past;  
C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;  
D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

**STATEMENT OF SIGNIFICANCE:**

The Rouhana House is architecturally significant as an intact, representative example of early twentieth century Colonial Revival architecture in Sands Point. Built ca.1910, the two story, asymmetrically massed, wood frame dwelling features numerous characteristics associated with the style, including gable roof, massive chimneys, multiple light windows, and symmetrical facade. The building appears to retain a high degree of architectural integrity.





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518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_ (Agency)  
FAURE RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Faure Residence is an architecturally significant one and one-half story residence rendered in an eclectic style incorporating elements of the Shingle and Dutch Colonial Revival styles. The building is composed of a "U"-shaped plan consisting of a central gable-roof section along with hipped-and gabled roof end wings. There are two prominent clipped gable dormers containing multi-pane casement and fixed pane windows, and a second floor oriel contained in the end gable of one of the end wings. The rest of the fenestration consists of windows with six-over-six sash.

The Faure Residence has been altered with the addition of an asphalt-shingle roof and an exposed roof ventilation chimney. In spite of these modifications, the building retains a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





## BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 05970.000027  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: The Huntington Historical Society DATE: Oct. 1990

YOUR ADDRESS: 209 Main Street TELEPHONE: (516) 427-7045

ORGANIZATION (if any): Inc. Village of Sands Point

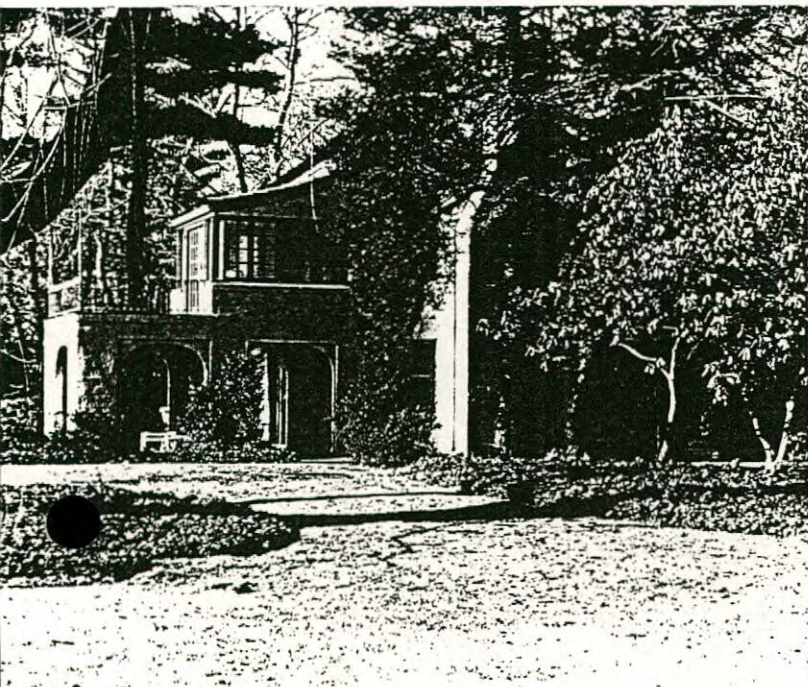
## IDENTIFICATION

1. BUILDING NAME(S): Gildea residence  
2. COUNTY: Nassau TOWN/CITY: N. Hempstead VILLAGE: Sands Point  
3. STREET LOCATION: 11 Prospect Lane  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Gildea, Paul F. ADDRESS: 11 Prospect Lane  
6. USE: Original: residence Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☒  
Interior accessible: Explain no/private

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☐ g. stucco ☒ other: tile roof  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☐  
c. masonry load bearing walls ☒  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

## 12. PHOTO:



HP-1

## 13. MAP:







New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Beekes Island, PO Box 189, Watertown, New York 12188-0189

518-237-8643  
518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
ZAUSNER RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Zausner Residence is an architecturally significant two-story Tudor Revival building composed of an end-gable main block with a facade front gable and a rear cross-gable, and an attached front-gable wing. The house features an exterior end chimney and an interior chimney articulated with brick banding, while the fenestration consists of metal casement windows.

The residence appears to have no significant additions or alterations, and it therefore exhibits a high degree of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

SP53

UNIQUE SITE NO. 05970.000641  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: The Huntington Historical Society DATE: Oct. 1990

YOUR ADDRESS: 209 Main Street TELEPHONE: (516)427-7045

ORGANIZATION (if any): Inc. Village of Sands Point

## IDENTIFICATION

1. BUILDING NAME(S): Rashti residence  
2. COUNTY: Nassau TOWN: N. Hempstead VILLAGE: Sands Point  
3. STREET LOCATION: 1 Plum Point Beach Road  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Rashti, Michael & Deborah ADDRESS: One Plum Point Beach Rd.  
6. USE: Original: residence Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☒  
Interior accessible: Explain no/private

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: \_\_\_\_\_  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☒  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

## 12. PHOTO:



HP-1

An Equal Opp.

## 13. MAP:







New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"INISFREE" (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "Inisfree" is an architecturally significant two and one-half story Colonial Revival style residence. Composed of a main five-bay end gabled roof section and an attached two-story end wing, the facade of the building is largely symmetrical. The roof contains three gabled dormers with windows of six-over-six sash, while the rest of the fenestration is composed of windows with eight-over-eight sash. The first floor main entrance is composed of a paneled door with sidelights, and a pedimented entry porch with a curved underside. There is also an exterior end chimney with flanking quarter-light windows located near the top, as well as an attached open side porch topped by a railing.

There appear to be no alterations or modifications to the original exterior design fabric: "Inisfree" therefore retains a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Peebles Island, PO Box 189, Waterford, New York 12188-0189

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ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

ZACK RESIDENCE (Project Name)

SANDS POINT, NASSAU CO. (Location)

THIS PROPERTY IS CONSIDERED INELIGIBLE

I. \_\_\_\_\_ Property appears NR/SR eligible. PRE SRB \_\_\_\_\_ POST SRB \_\_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_\_ Associated with lives of persons significant in our past; OR
- C. \_\_\_\_\_ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_\_ PRE SRB \_\_\_\_\_ POST SRB (\_\_\_\_\_ map attached)

\_\_\_\_\_ Property contributes \_\_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Zack Residence, constructed in the 1970's, is considered ineligible for the National/State Registers. The building is an undistinguished example of the so-called "Shed" architectural idiom popular during the '70s which incorporated such vernacular design elements as windows with multi-light sash and a weathered shingle veneer. The composition of the house is awkward, with its central block disproportionately large and its fenestration far too small in size in relation to the rest of the building.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
STEVENSON RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Stevenson Residence is an architecturally significant two and one-half story French Eclectic style residence. The house is composed of a central block topped by a tall hipped roof, containing a pair of segmental dormers, with attached single-story wings surmounted by hipped roofs. The symmetrical facade of the main block consists of paired eight-light casement windows: there is a metal balcony adjoining the second-floor center bay window.

Despite the installation of an asphalt-shingle roof on all three sections of the house, the Stevenson Residence exhibits a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
CASO RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Caso Residence is an architecturally significant two-story Georgian Revival building. The main block contains a symmetrical facade with a recessed three-bay center forming a portico: the block is surmounted by a hipped roof. Attached to the main block is a carriage house topped by a gable roof with paired end chimneys. The house's fenestration is composed of windows with eight-over-eight and six-over-six sash, and a paired second-floor six-light casement window. There is a second-floor carriage house window with six-over-six sash containing an apron and a recessed infilled arch.

There appear to be no alterations and additions to the Caso Residence, and therefore the building retains a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/20/91





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

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Orin Lehman  
Commissioner

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
"THE OAKS" (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. ☒ Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. ☒ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "The Oaks" is an architecturally significant two-story Tudor Revival residence. The building features a central projecting front gabled block and a prominent slate shingled roof with an exceptionally low eave line. The fenestration of this bay consists of tall casement windows surmounted by square leaded light windows masked by inner round frames. The rest of the windows are six- and eight-light paired casements with tabbed ashlar stone surrounds. The main entrance doorway has a similar surround and an exposed ashlar stone lintel.

"The Oaks" does not display any significant alterations or additions, and therefore the residence retains a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
ELIASBERG RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Eliasberg Residence is an architecturally significant two-story Tudor Revival building. The dwelling has a sprawling plan and is composed of a central front gabled roof block attached to two, one and one-half side gabled roof wings, and a two-story front gabled roof end wing with a low eave line. All of the sections have slate-shingled roofs. The residence features gabled, shed, and flat-roofed dormers: the fenestration consists of casement and leaded light windows.

The main entrance is contained in a gabled roof portico with a half-timber veneer. The house also contains two rather massive brick chimneys.

The Eliasberg Residence does not appear to have undergone any alterations or additions, and therefore retains a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





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ELIGIBILITY ATTACHMENT

\_\_\_\_ (Agency)

THE CHIMNEYS/C.R. HOLMES ESTATE (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. ☒ Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. ☒ Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. ☒ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

☒ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: "The Chimneys," or the Mrs. C.R. Holmes Estate, is an architecturally significant collection of Tudor Revival estate buildings. The focal center of the former estate is the main house, a prominent three-story residence featuring a massive end-gabled main block with cross-gabled wings, half-timber and stucco exterior veneer, bay windows and oriels, and a large number of interior chimneys topped by tall, spiral terra cotta chimney pots. There are also a number of Tudor Revival secondary buildings located on the estate. These buildings are the Superintendent's Cottage, a two-story building with a half-timber and brick infill veneer and leaded light casement windows; the former estate Garage, featuring a prominent cross-gabled half-timber wing with a curved underside; and the estate Guest House, a two-story end-gabled building with an overhanging second floor resting on brackets, and a massive front exterior chimney with multiple shafts and decorative chimney pots.

Also located on the estate are two smaller contributing buildings rendered in a less refined Tudor Revival style. They are the former Gate House, a one and one-half story end-gabled building; and a small garage, featuring a recessed porch, a projecting upper eave, and natural-finished wood garage doors with large iron hinges and decorative strapwork.

Aside from an addition to the west side of the former Main House constructed circa 1954, the buildings that comprise "The Chimneys" appear to have no significant alterations or additions, and therefore they exhibit a high level of architectural integrity and original exterior design fabric.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91



ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
DURYEA RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_\_ POST SRB \_\_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_\_ PRE SRB \_\_\_\_\_ POST SRB (\_\_\_\_\_ map attached)

\_\_\_\_\_ Property contributes \_\_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Duryea Residence is an architecturally significant two and one-half story stylistically eclectic building incorporating elements of Gothic and Colonial Revival design. The dwelling is a diminutive three-bay building with a single-story addition and surmounted by an end gable roof forming projecting eaves. The house is of board and batten construction and features an off-center main entrance with a doorway containing a toplight. The building's fenestration consists of windows with six-over-six sash composed of molded lintels, bracketed sills, and louvered shutters. The top-story window is surmounted by a lunette.

In spite of alterations to the main doorway, the Duryea Residence displays a high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)

SANDS POINT GOLF CLUB/FLEISCHMANN BARN (Project Name)

SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR
- B. \_\_\_\_ Associated with lives of persons significant in our past; OR
- C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR
- D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Sands Point Golf Club, or the former Fleischmann Barn, is an architecturally significant two and one-half story eclectic Colonial Revival building composed of a woodframe with wood-shingle veneer central block resting atop a random-coursed fieldstone base. The building features a wide frieze band with round frieze windows and fenestration consisting of windows with six-over-six sash and a central bay multi-light fixed pane window topped by a fanlight. There are also three large barn doors with molded lintels, and surmounted by large, infilled louvered lunettes and a fanlight.

The former Fleischmann Barn has been altered with the infill of one of the original barn doors, and the addition of a window. In spite of this alteration, and the addition of two shed-roofed, two-story additions rendered in a style similar to that of the barn, the Fleischmann Barn retains a considerably high level of architectural integrity.

NR/SURVEY REP: John A. Bonafide DATE: 8/30/91





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

ELIGIBILITY ATTACHMENT

\_\_\_\_\_ (Agency)  
LUCCARO RESIDENCE (Project Name)  
SANDS POINT, NASSAU CO. (Location)

I. X Property appears NR/SR eligible. PRE SRB \_\_\_\_ POST SRB \_\_\_\_

SPECIFIC CRITERIA:

- A. \_\_\_\_ Associated with events that have made a significant contribution to the broad patterns of our history; OR  
B. \_\_\_\_ Associated with lives of persons significant in our past; OR  
C. X Embodies the distinctive characteristics of a type, period, or method of construction; OR represents a significant and distinguishable entity whose components may lack individual distinction; OR  
D. \_\_\_\_ Have yielded, or may be likely to yield, information important in pre-history or history.

II. \_\_\_\_ Property appears to be within the boundaries of a potential historic district. \_\_\_\_ PRE SRB \_\_\_\_ POST SRB (\_\_\_\_ map attached)

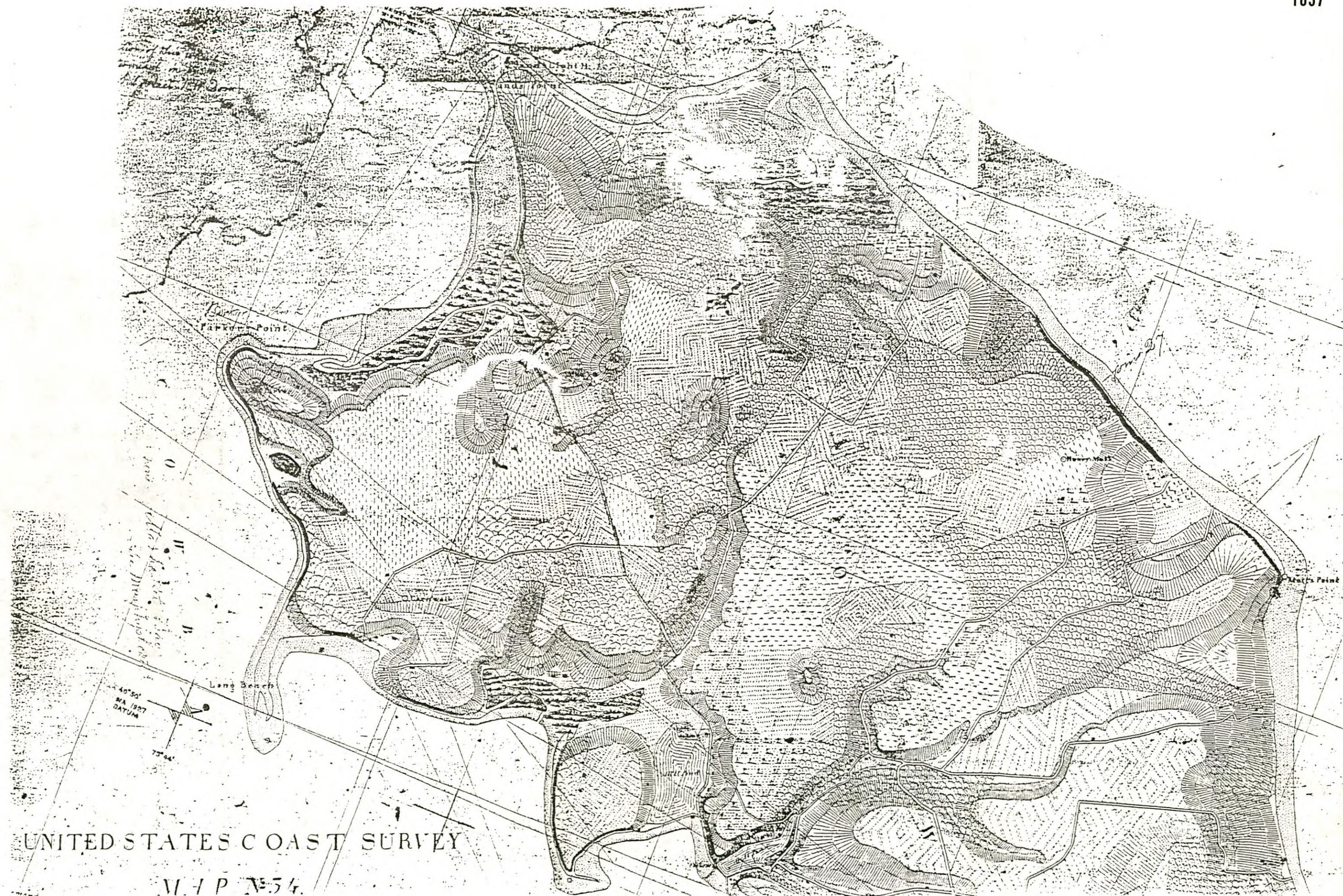
\_\_\_\_ Property contributes \_\_\_\_ does not contribute (to the historic district).

DISCUSSION: The Luccaro Residence is an architecturally significant two and one-half story Dutch Colonial Revival residence. The building is composed of a main rectangular block and an attached one and one-half story wing with a cross-gable form. The main block features a gambrel roof with flared eaves, two exterior end chimneys, three gabled dormers, and a full-length, collonaded double-story portico. The building's fenestration consists of paired ten- and fourteen-light casement windows and windows with six-over-six sash: all of the windows contain paneled shutters.

In spite of such alterations as the installation of asphalt shingle roofs and small exterior lighting fixtures, the Luccaro Residence retains a high level of architectural integrity.

NR/SURVEY REP: John A. Banafide DATE: 8/30/91





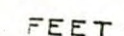














EXECUTION ROCKS  
L. H.

L

O

N

1910

ST., N. Y.

island

Barker Pt.

Hewletts Pt.

Plum Pt.

Tom Pt.

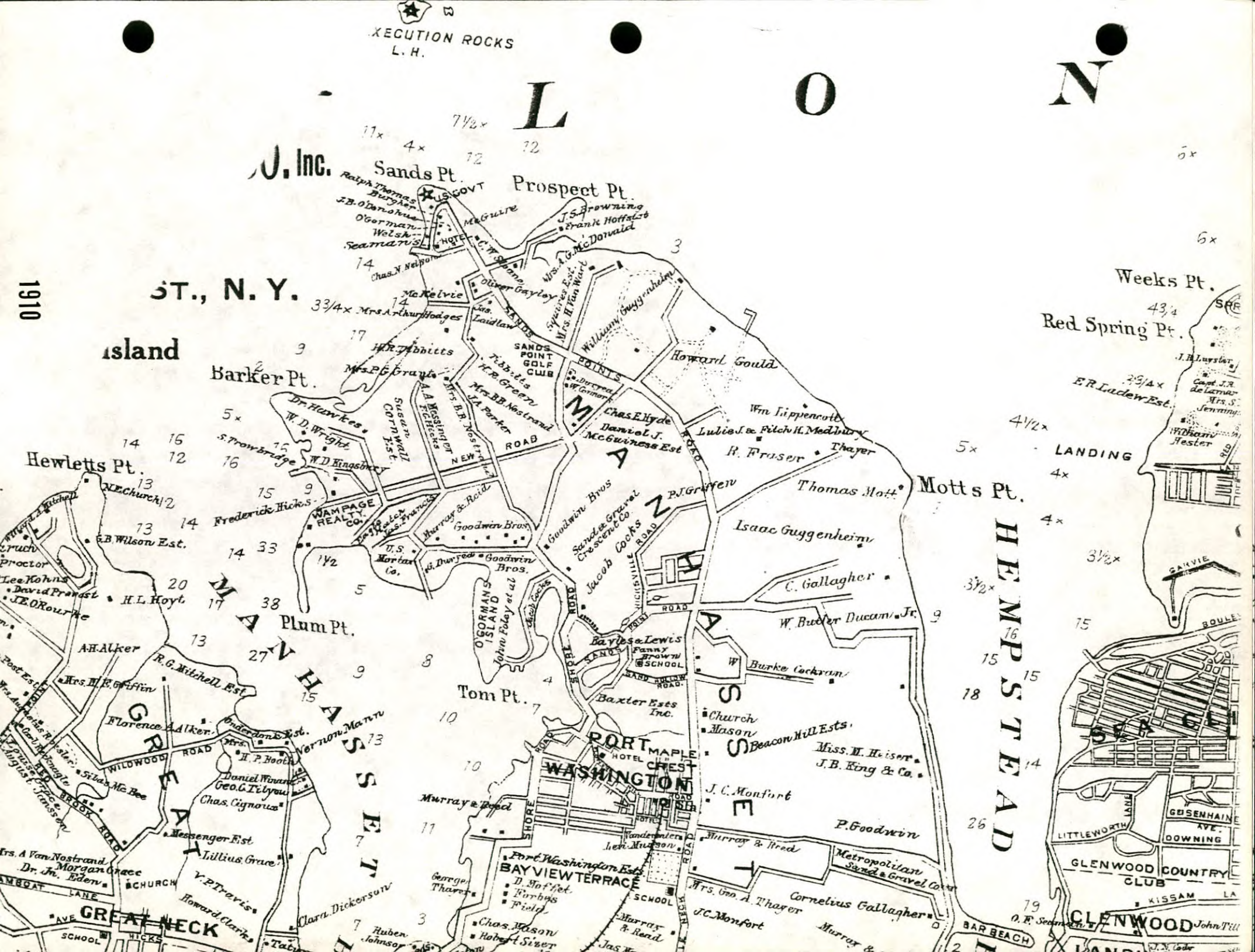
PORT WASHINGTON

Mott's Pt.

Red Spring Pt.

Weeks Pt.

HEMPSTEAD



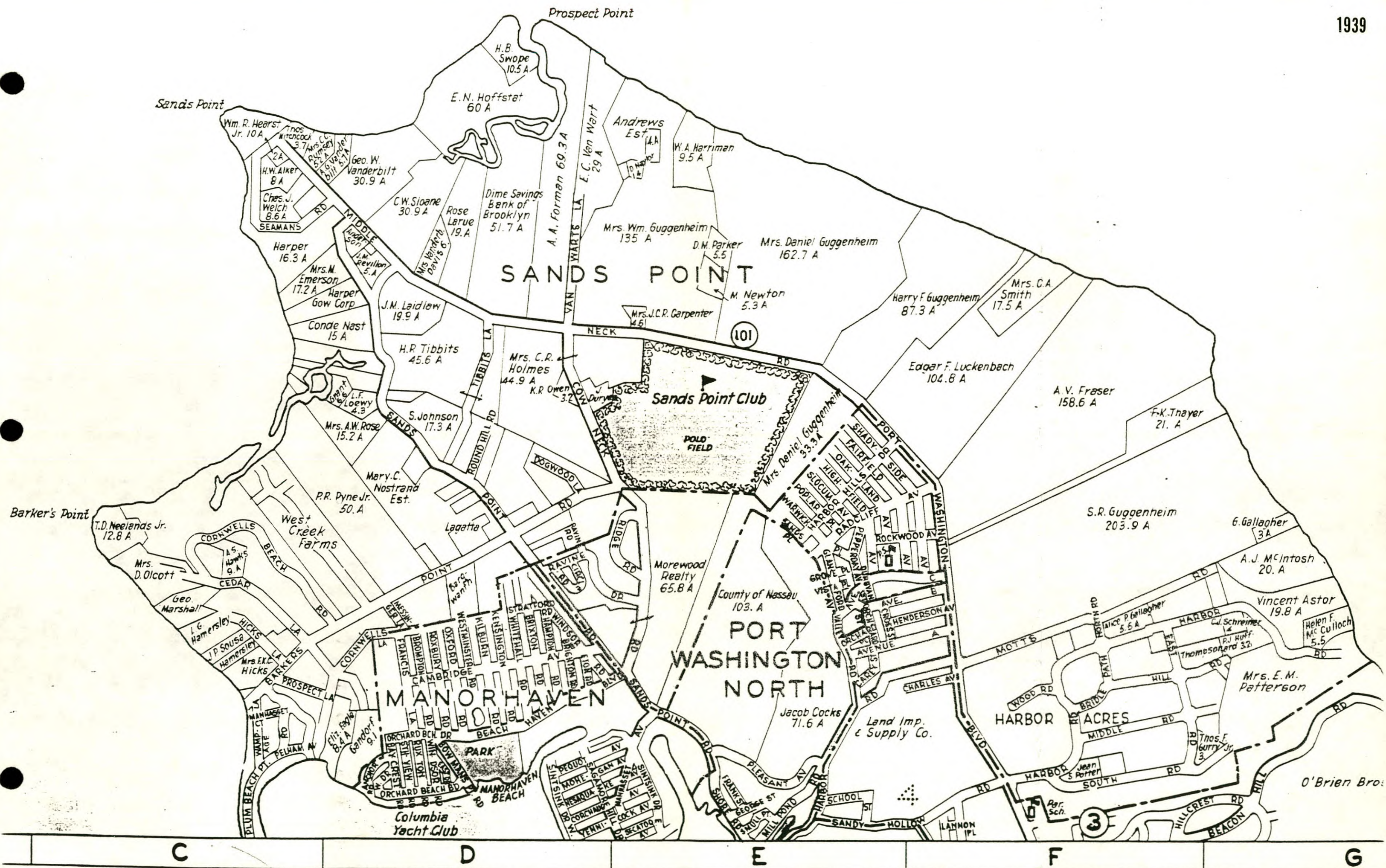




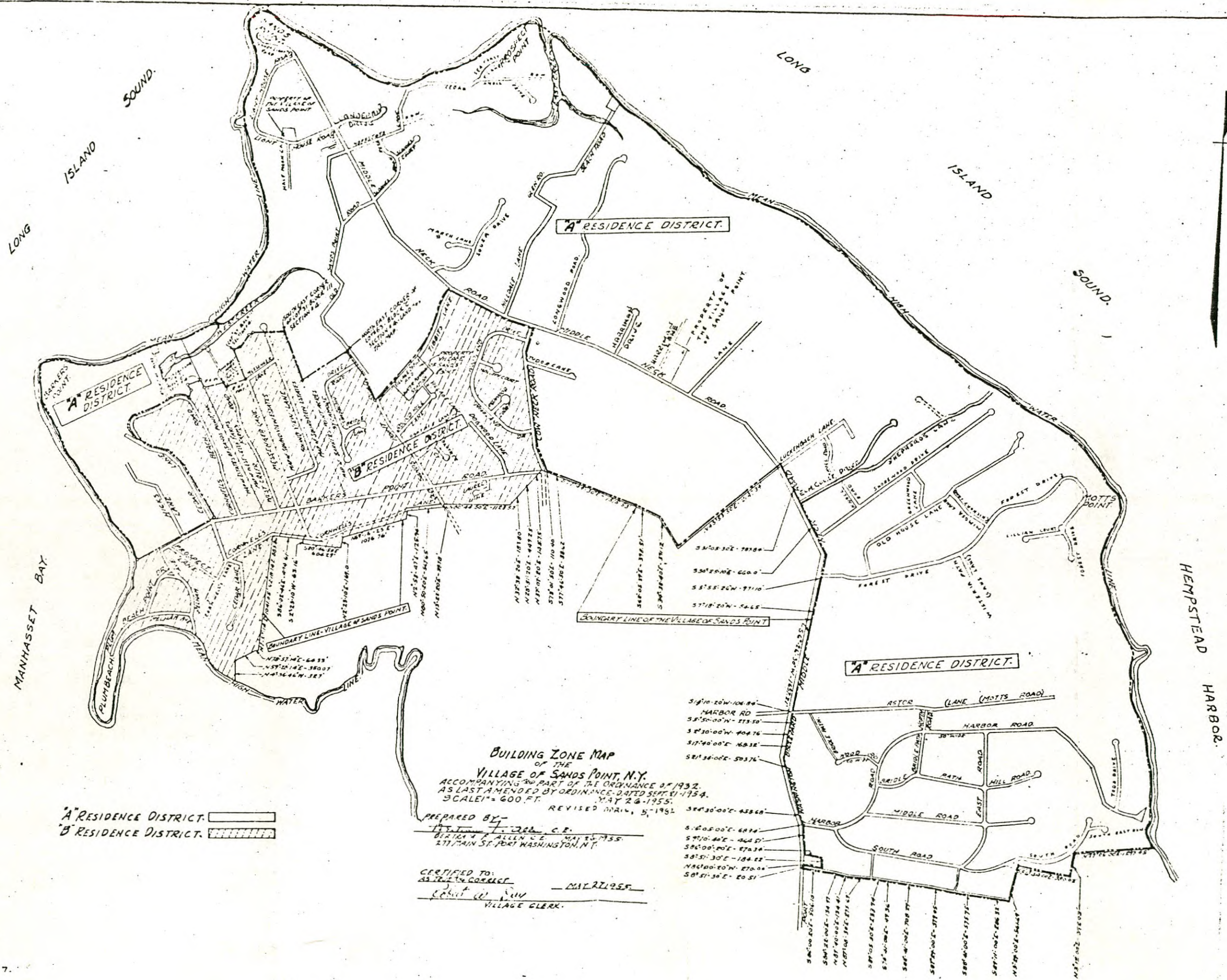
















SCALE: 1" = 100'

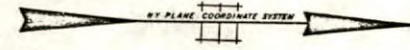
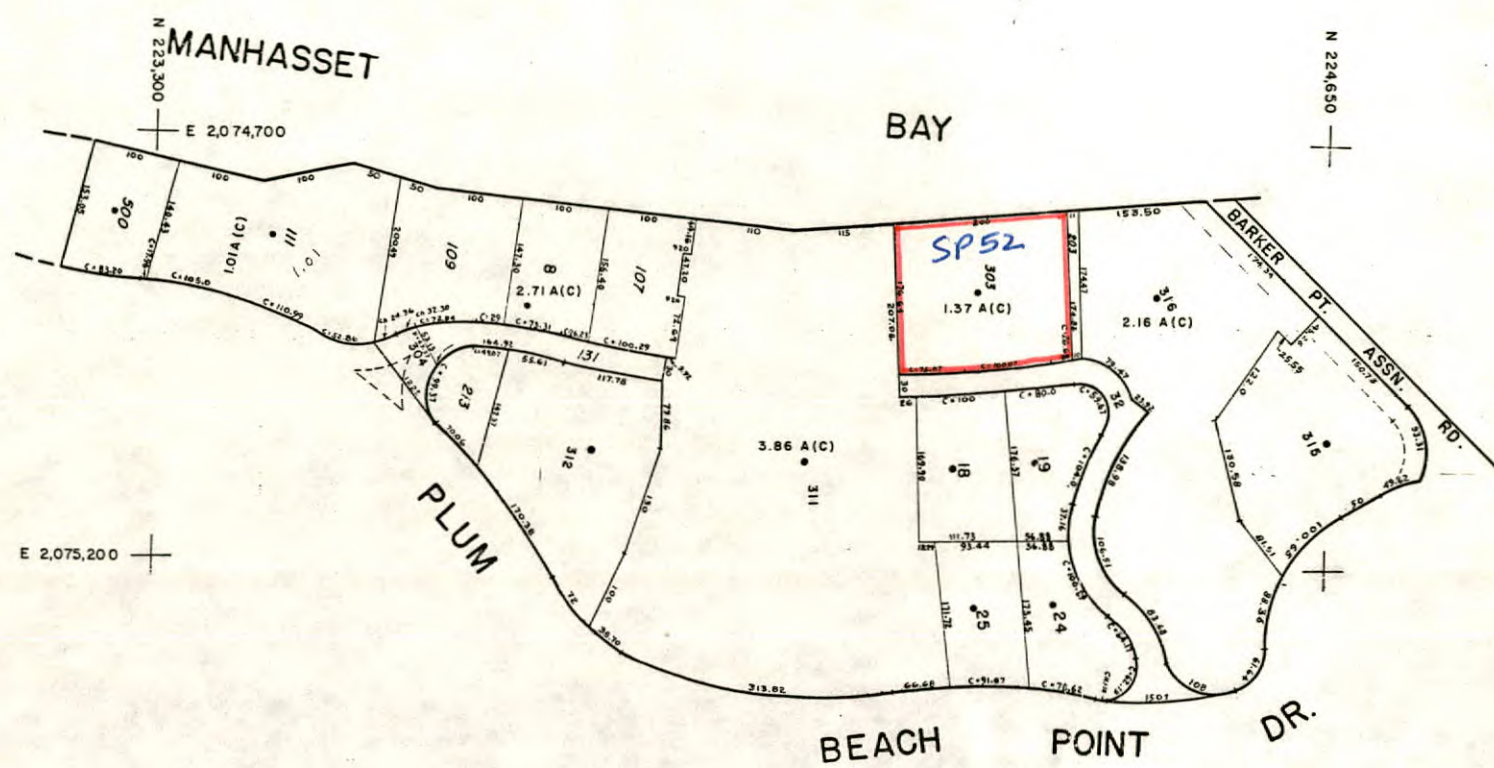
SEP 1980

DEPARTMENT OF ASSESSMENT  
COUNTY OF NASSAU

302

315

316



LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION  
REFERENCE MAPS  
MAP NO.

246  
75A(C)  
176 A  
307 (B)  
185.86

POLICE	DIST
WATER	
LIGHTING	
LIBRARY	
FIRE	

FIRE PROTECTION	DIST
SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	

SPECIAL DISTRICTS

PUBLIC PARKING	DIST
PORT WASHINGTON	72
SEWER	
PARK	
IMPROVEMENT	
SIDEWALK	

DRAINAGE	DIST
FIRE HYDRANT RENTAL	
GARBAGE	
ESCALATOR	
WATER POLLUTION CONTROL	
TOWN, COUNTY, COLLEGE, POLICE HQ.	1

MUNICIPALITIES

TOWN OF NISSENEAD	
NORTH HEMPSTEAD	
OYSTER BAY	
CITY OF GLEN COVE	
LONG BEACH	
VILLAGE OF SANDS POINT	
SCHOOL DISTRICT PORT WASHINGTON UFSD	4

NASSAU COUNTY  
LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED

SEC. 4  
BLK. 53



CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
721	1	72						

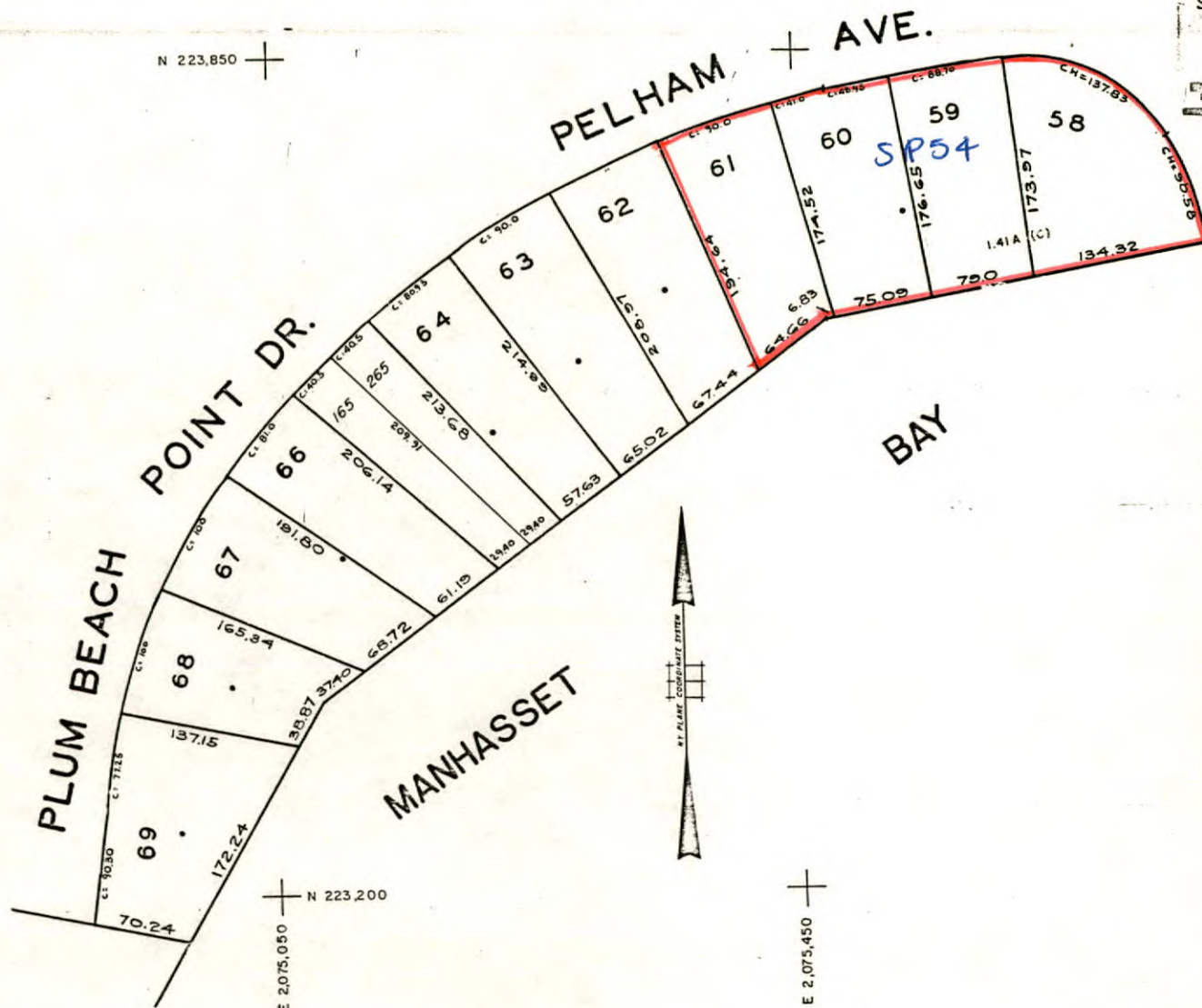


60' 30' 0' 60' 120'

SCALE: 1" = 60'

SEP 7 1990

PREPARED BY: JAMES H. KADANOFF AND ASSOCIATES, INC.



LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(G)  
176 A  
327 (S)  
185.89

REFERENCE MAPS  
MAP NO.

SPECIAL DISTRICTS

POLICE	DIST	FIRE PROTECTION	DIST	PUBLIC PARKING	DIST	DRAINAGE	DIST
				PORT WASHINGTON	72		
WATER		SANITARY		SEWER		FIRE HYDRANT RENTAL	
		REFUSE & GARBAGE		PARK		GARBAGE	
LIGHTING		REFUSE DISPOSAL		IMPROVEMENT		ESCALATOR	
LIBRARY		SEWAGE COLLECTION		SIDEWALK		WATER POLLUTION CONTROL	
FIRE						TOWN, COUNTY, COLLEGE, POLICE HQ	1

MUNICIPALITIES

TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF:  
GLEN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT

SCHOOL DISTRICT  
PORT WASHINGTON UFSD

NASSAU COUNTY  
LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN, Chairman, Board of Assessors  
MAP ADOPTED

SEC. 4  
BLK. 54



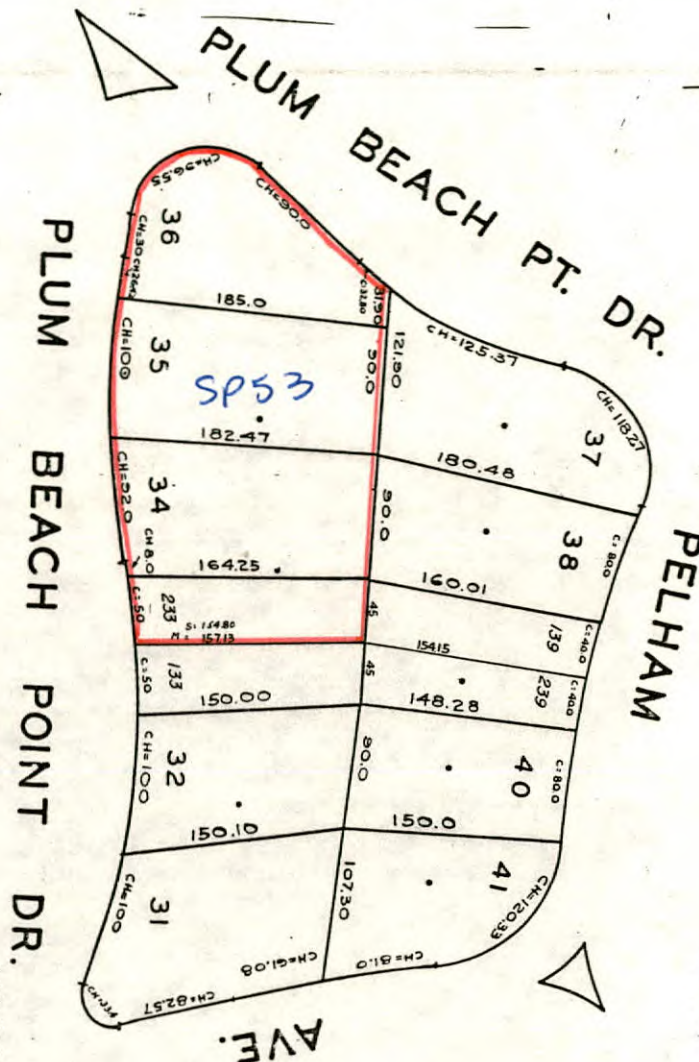
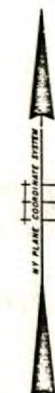
CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
721	1	72						



SCALE: 1" = 60'

55 100

EDINBURGH DIST. LIBRARY



₹ 224,500

N 223,800

2075.800

LEGEND	
COUNTY LINE	----
TOWN LINE	----
VILLAGE LINE	----
SCHOOL DISTRICT LINE	----
PROPERTY LINE	----
SPECIAL DISTRICT LINE	----
BLOCK LIMIT	----
LOCATOR POINT	●
TAX MAP PARCEL NO.	245
CALCULATED ACREAGE	75A(1)
DEED ACREAGE	175 A
SCALED DIMENSION	327 (5)
DEED DIMENSION	185 (9)
REFERENCE MAPS	----
MAP NO.	----

POLICE	DIST
WATER	
LIGHTING	
LIBRARY	
FIRE	

	DIST
FIRE PROTECTION	
SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	

SPECIAL DISTRICTS	
	DIST
PUBLIC PARKING	
PORT WASHINGTON	72
SEWER	
PARK	
IMPROVEMENT	
SIDEWALK	

	DRAINAGE	
	FIRE HYDRANT RENTAL	
	GARBAGE	
	ESCALATOR	
	WATER POLLUTION CONTROL	
	TOWN, COUNTY, COLLEGE, POLICE HQ.	

MUNICIPALITIES	
TOWN OF:	
HEMPSTEAD	<input type="checkbox"/>
NORTH HEMPSTEAD	<input type="checkbox"/>
OYSTER BAY	<input type="checkbox"/>
CITY OF:	
GLEN COVE	<input type="checkbox"/>
LONG BEACH	<input type="checkbox"/>
VILLAGE OF:	
SANDS POINT	<input type="checkbox"/>
SCHOOL DISTRICT	
FORT WASHINGTON UFSD	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

**NASSAU COUNTY  
LAND & TAX MAP**

DEPARTMENT OF ASSESSMENT  
ABE SELDIN By J. J. J.  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED \_\_\_\_\_

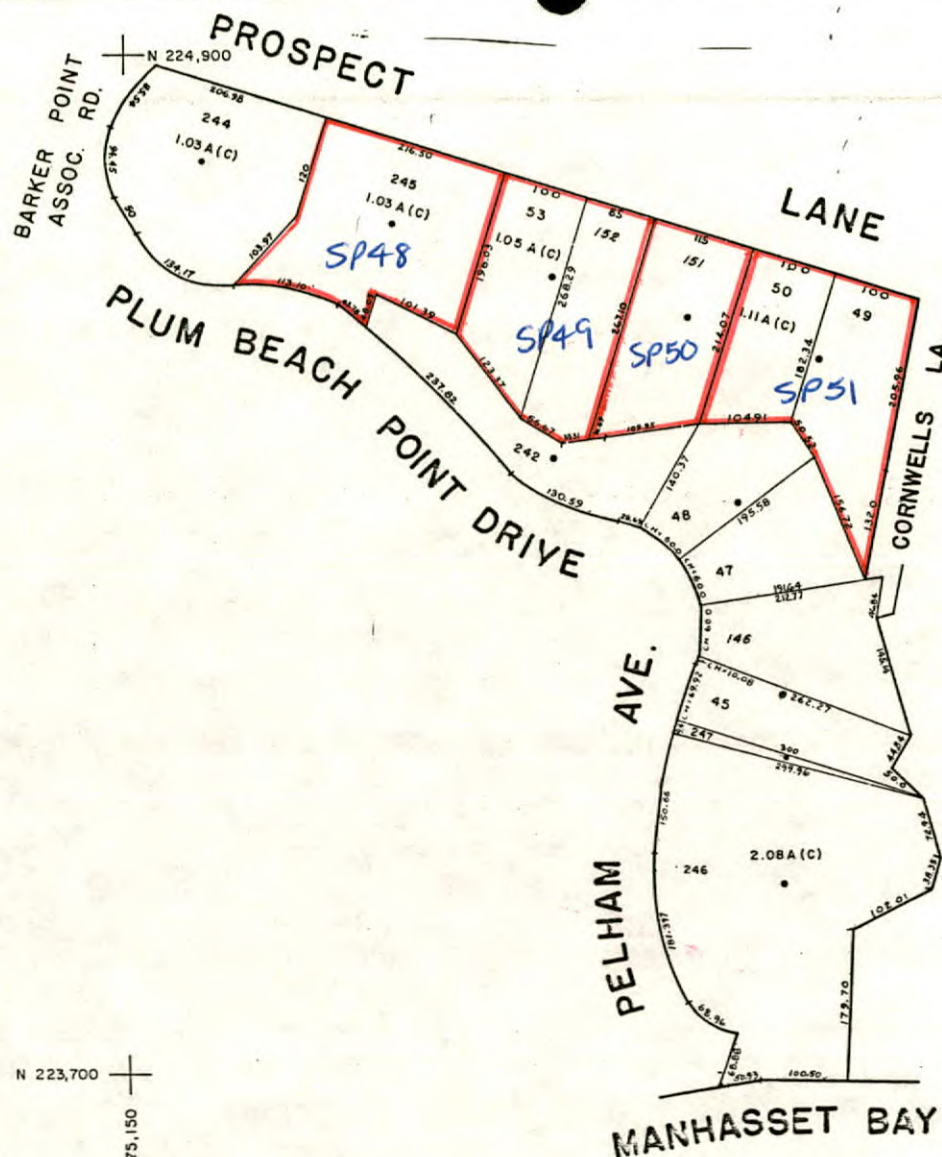
SEC. 4  
BLK. 55[illegible]



SCALE: 1" = 100'

193

THE UNIVERSITY OF CHICAGO

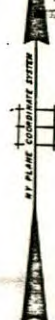
[illegible]



400' 200' 0' 400' 800'

SCALE: 1" = 400'

SEP 1 1990

DEPARTMENT OF ASSESSMENT  
NASSAU COUNTY, N.Y.

N 231,200

OLD

MIDDLE NECK

RD.

DETAIL "B"

NOT TO SCALE

SP31

SANDS

SANDS POINT

RD.

SP32

POINT

N 227,600

E 2,076,800

OLD SANDS POINT

BARKERS POINT

DETAIL A  
SCALE 200' = 1"

BARKERS POINT RD.

E 2,080,800

ACERAGE			
LOT NO.	A (C)	LOT NO.	A (C)
1	19.55	84	1.03
5	2.75	85	1.06
11	1.01	86	1.01
12	1.01	87	1.00
13	1.01	101	1.21
14	1.01	103	1.24
15	1.01	105	1.01
16	1.01	111	1.00
17	5.10	113	1.05
18	1.38	114	1.01
20	1.57	213	1.00
24	1.05	214	1.00
25	2.92	321	1.06
27	1.00	323	1.03
29	1.01	324	1.02
33	3.59		
36	2.05	330	2.34
43	1.00	422	1.06
50	3.96	522	1.07
55	1.83	822	5.31
61	3.10	2223	2.09
62	2.09	2224	1.86
63	2.06	2225	2.08
64	2.90	2226	2.02
65	1.01	2230	2.05
		2231	1.00
71	1.98	102	1.05
73	1.94	104	1.08
81	1.29	2233	2.4545
82	1.47	2235	2.934
83	1.04		

## LEGEND

COUNTY LINE	---
TOWN LINE	---
VILLAGE LINE	---
SCHOOL DISTRICT LINE	---
PROPERTY LINE	---
SPECIAL DISTRICT LINE	---
BLOCK LIMIT	---
LOCATOR POINT	*
TAX MAP PARCEL NO.	246
CALCULATED ACERAGE	754(C)
DEED ACERAGE	178 A
SCALED DIMENSION	227 (B)
DEED DIMENSION	185.59

REFERENCE MAPS - 6031, 7267  
MAP NO.

CODE 751

POLICE	DIST
WATER	
LIGHTING	
LIBRARY	
FIRE	

FIRE PROTECTION	DIST
SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	

SPECIAL DISTRICTS	
PUBLIC PARKING	DIST
PORT WASHINGTON	72
SEWER	
PARK	
IMPROVEMENT	
SIDEWALK	

DRAINAGE	DIST
FIRE HYDRANT RENTAL	
GARBAGE	
ESCALATOR	
WATER POLLUTION CONTROL	
TOWN, COUNTY, COLLEGE, POLICE HQ.	

MUNICIPALITIES	
TOWN OF:	
HEMPSTEAD	
NORTH HEMPSTEAD	
OYSTER BAY	
CITY OF:	
GLEN COVE	
LONG BEACH	
VILLAGE OF:	
SANDS POINT	
SCHOOL DISTRICT:	
PORT WASHINGTON UFSD	4

NASSAU COUNTY  
LAND & TAX MAPDEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED

SEC. 4  
BLK. 94



200' 100' 0' 200' 400'

SCALE: 1" = 200'

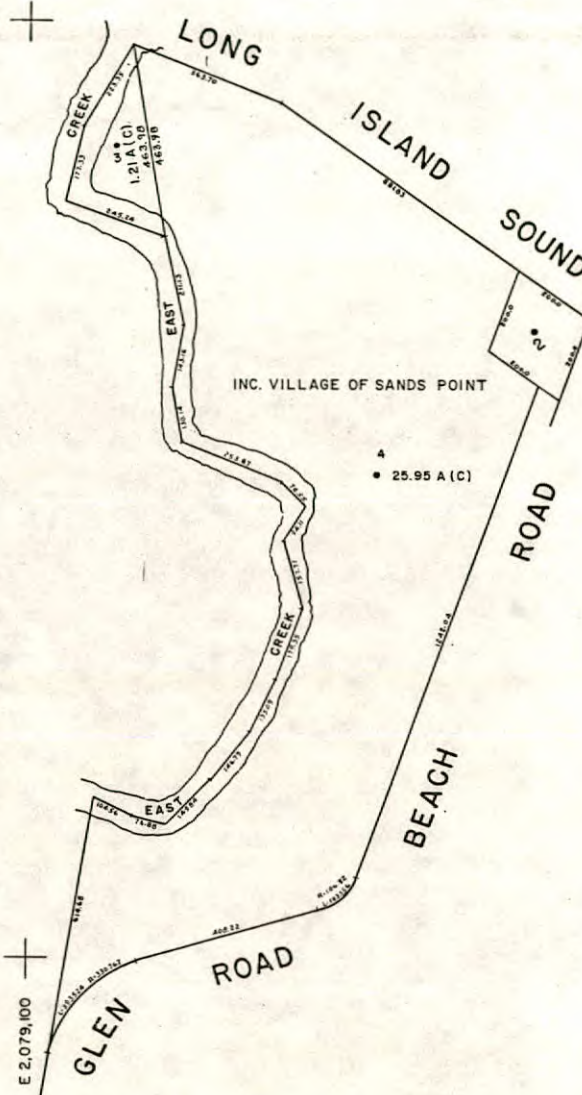
SEP 1990

DEPARTMENT OF ASSESSMENT  
SOLICITING CITY MANAGER



N 235,000

N 232,800



E 2,080,500

**LEGEND**

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION  
REFERENCE MAPS  
MAP NO.

246  
754(C)  
176 A  
327 (B)  
185.89

**SPECIAL DISTRICTS**

POLICE	DIST	FIRE PROTECTION	DIST	PUBLIC PARKING	DIST	DRAINAGE	DIST	TOWN OF:
				PORT WASHINGTON	72	FIRE HYDRANT RENTAL		NORTH HEMPSTEAD
WATER		SANITARY		SEWER		GARBAGE		OYSTER BAY
		REFUSE & GARBAGE		PARK		ESCALATOR		CITY OF:
LIGHTING		REFUSE DISPOSAL		IMPROVEMENT		WATER POLLUTION CONTROL		GLEN COVE
LIBRARY		SEWAGE COLLECTION		SIDEWALK		TOWN, COUNTY, COLLEGE, POLICE NO.	1	LONG BEACH
FIRE								VILLAGE OF:
								SANDS POINT
								SCHOOL DISTRICT
								PORT WASHINGTON UFSD

**NASSAU COUNTY  
LAND & TAX MAP**

DEPARTMENT OF ASSESSMENT  
ARE SEIDIN AL M  
CHAIRMAN, BOARD OF ASSESSORS  
MAP ADOPTED \_\_\_\_\_

SEC. 4  
BLK. 100



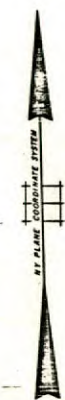
CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
751		72						



200' 100' 0' 200' 400'

SCALE: 1" = 200'

SEE  
EXPLANATION OF SYMBOLS  
ON REVERSE SIDE OF MAP



N 234,900

LONG

ISLAND

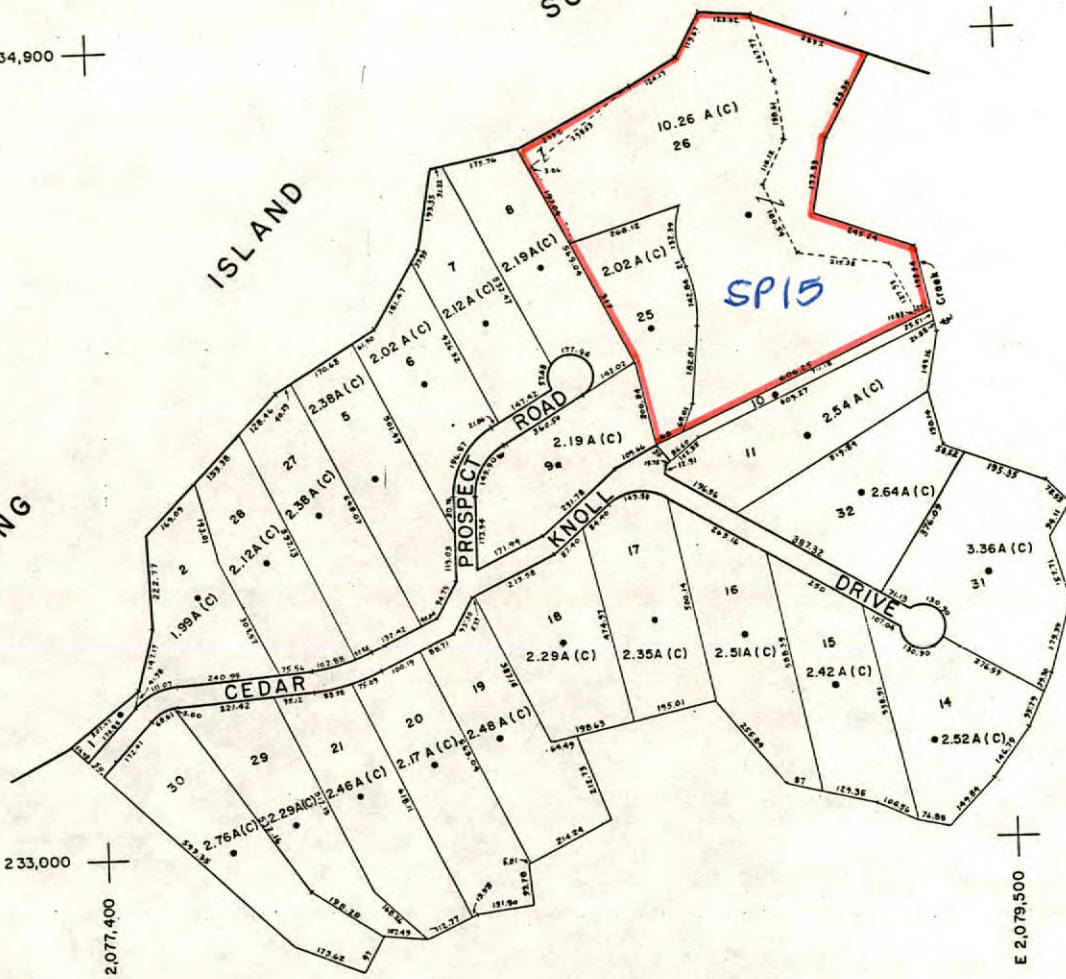
SOUND

SP15

N 233,000

E 2,077,400

E 2,079,500



LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(C)  
176 A  
307 (S)  
165.69

REFERENCE MAPS  
MAP NO. 7431

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST  
FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

SPECIAL DISTRICTS  
DIST  
PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE NO.

DIST  
MUNICIPALITIES  
TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF:  
GLEN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT  
SCHOOL DISTRICT  
PORT WASHINGTON UFSD

NASSAU COUNTY  
LAND & TAX MAP  
DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS  
MAP ADOPTED

SEC. 4  
BLK. 122



CODE	SPECIAL DISTRICT WITHIN	CODE	SPECIAL DISTRICT WITHIN	CODE	SPECIAL DISTRICT WITHIN
751	1	72			



80' 40' 0' 80' 160'

SCALE: 1" = 80'

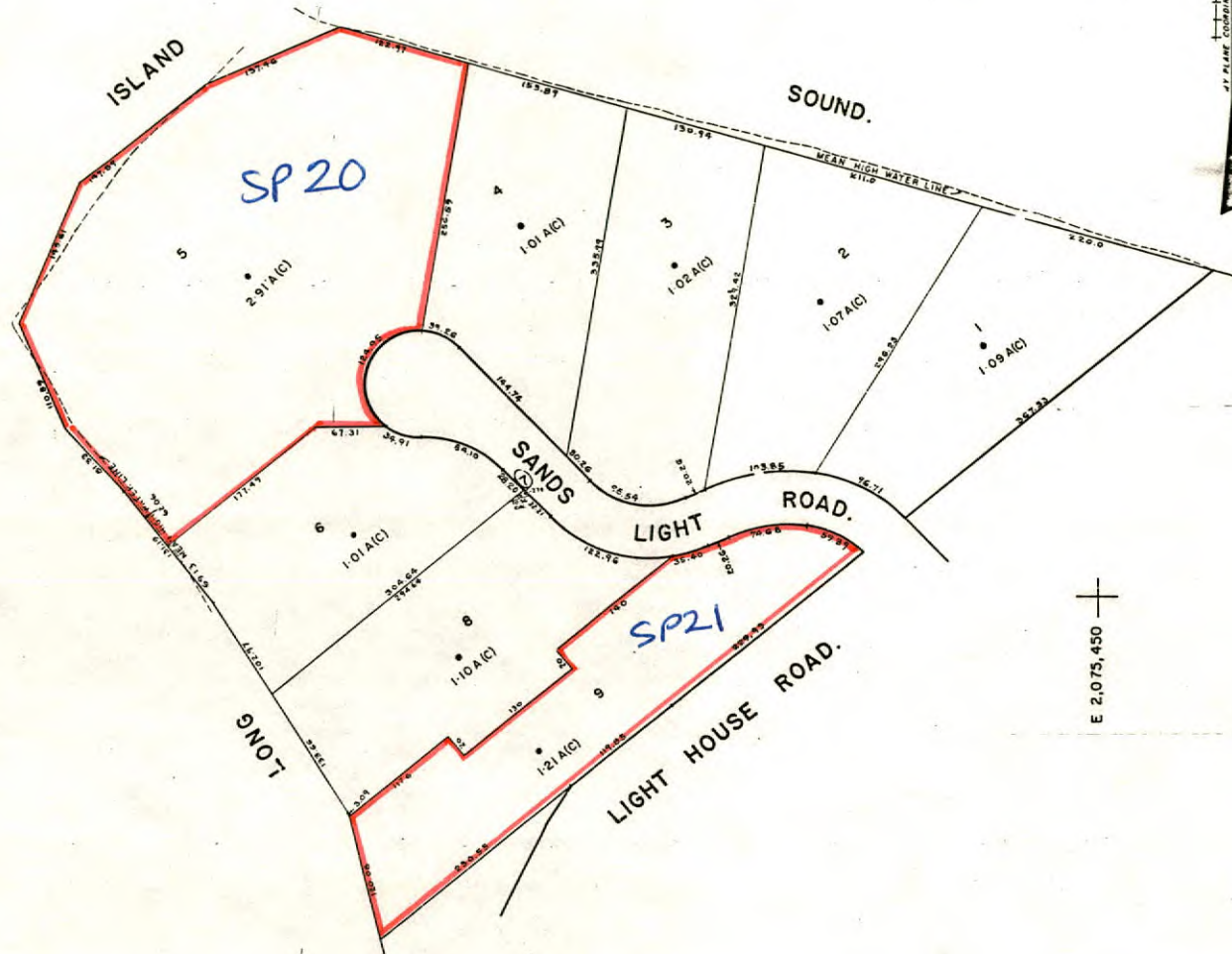
SEP 7 1990

DEPARTMENT OF ASSESSMENT  
BUREAU OF RECORDS

N 233,600

N 233,000  
E 2,074,400

E 2,073,450



## LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(C)  
176 A  
327 (S)  
185 69

REFERENCE MAPS  
MAP NO. 4239

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST  
FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

## SPECIAL DISTRICTS

DIST  
PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
FARK  
IMPROVEMENT  
SIDEWALK

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ.

## MUNICIPALITIES

TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF  
GLEN COVE  
LONG BEACH  
VILLAGE OF  
SANDS POINT  
SCHOOL DISTRICT  
PORT WASHINGTON UFSD

NASSAU COUNTY  
LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED

SEC. 4  
BLK. 139



CODE	SPECIAL DISTRICT WITHIN	CODE	SPECIAL DISTRICT WITHIN	CODE	SPECIAL DISTRICT WITHIN
751	1	72			



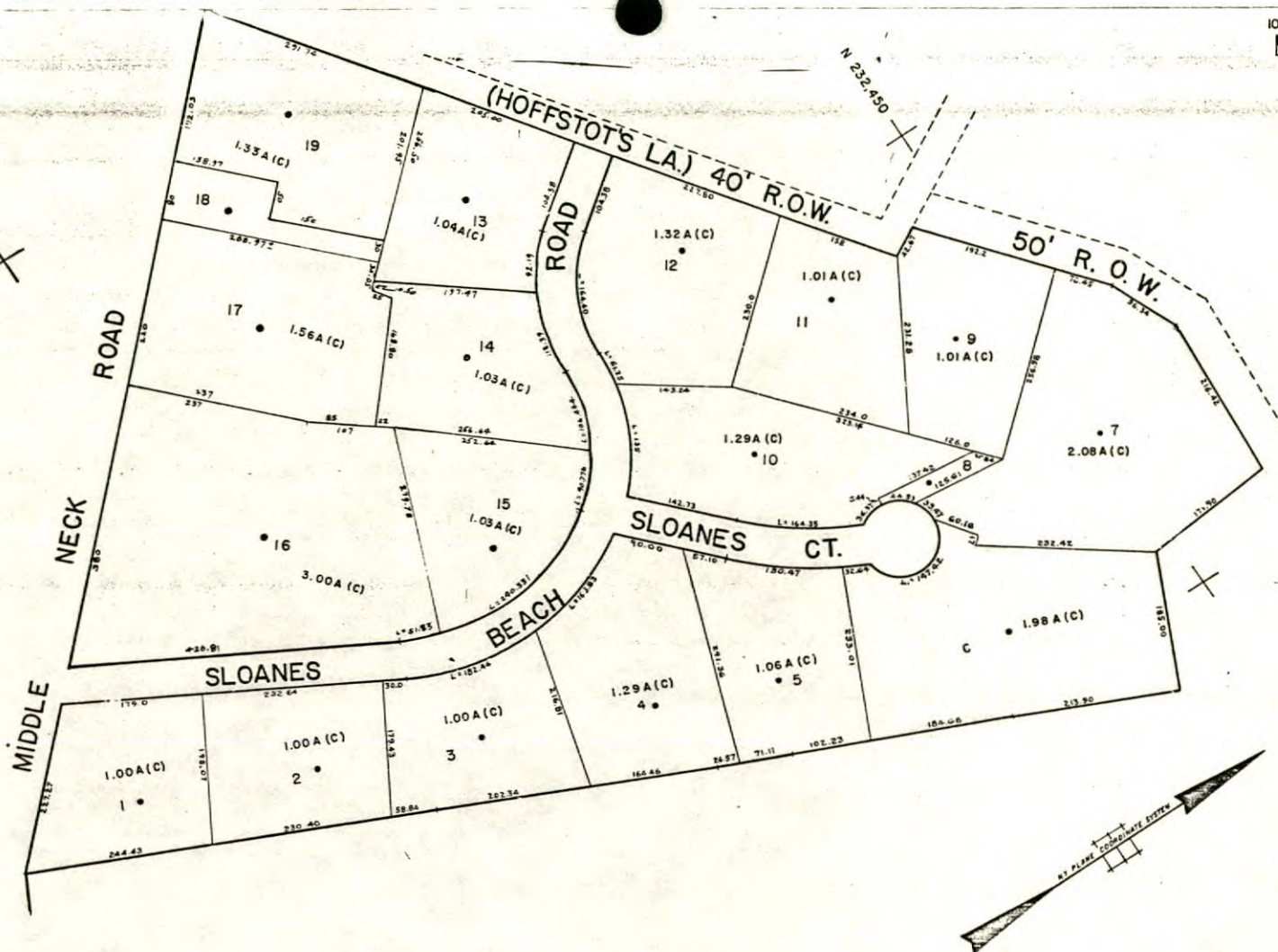
100' 50' 0' 100' 200'

SCALE: 1" = 100'

SEP 7 1990

RECEIVED BY: [Signature]  
DATE: [Signature]

N 231.400  
E 2,076,650



FORMERLY PART OF BLK B  
AND ALL OF BLKS B-1, B-2

E 2,077,850

# LEGEND

COUNTY LINE	---
TOWN LINE	----
VILLAGE LINE	-----
SCHOOL DISTRICT LINE	-.-.-.-
PROPERTY LINE	=====
SPECIAL DISTRICT LINE	=====
BLOCK LIMIT	=====
LOCATOR POINT	•
TAX MAP PARCEL NO.	246
CALCULATED ACREAGE	75A(C)
DEED ACREAGE	178 A
SCALED DIMENSION	327 (S)
DEED DIMENSION	185.69

REFERENCE MAPS  
MAP NO. 4274

POLICE	DIST
WATER	
LIGHTING	
LIBRARY	
FIRE	

FIRE PROTECTION	DIST
SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	

## SPECIAL DISTRICTS

PUBLIC PARKING	DIST
PORT WASHINGTON	72
SEWER	
PARK	
IMPROVEMENT	
SIDEWALK	

DRAINAGE	DIST
FIRE HYDRANT RENTAL	
GARBAGE	
ESCALATOR	
WATER POLLUTION CONTROL	
TOWN, COUNTY, COLLEGE, POLICE HQ.	1

MUNICIPALITIES	DIST
TOWN OF: HEMPSTEAD	
NORTH HEMPSTEAD	
OYSTER BAY	
CITY OF GLEN COVE	
LONG BEACH	
VILLAGE OF SANDS POINT	
SCHOOL DISTRICT	
FORT WASHINGTON UFSD	4

## NASSAU COUNTY LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN, Chairman  
BOARD OF ASSESSORS

MAP ADOPTED

SEC. 4  
BLK. 140

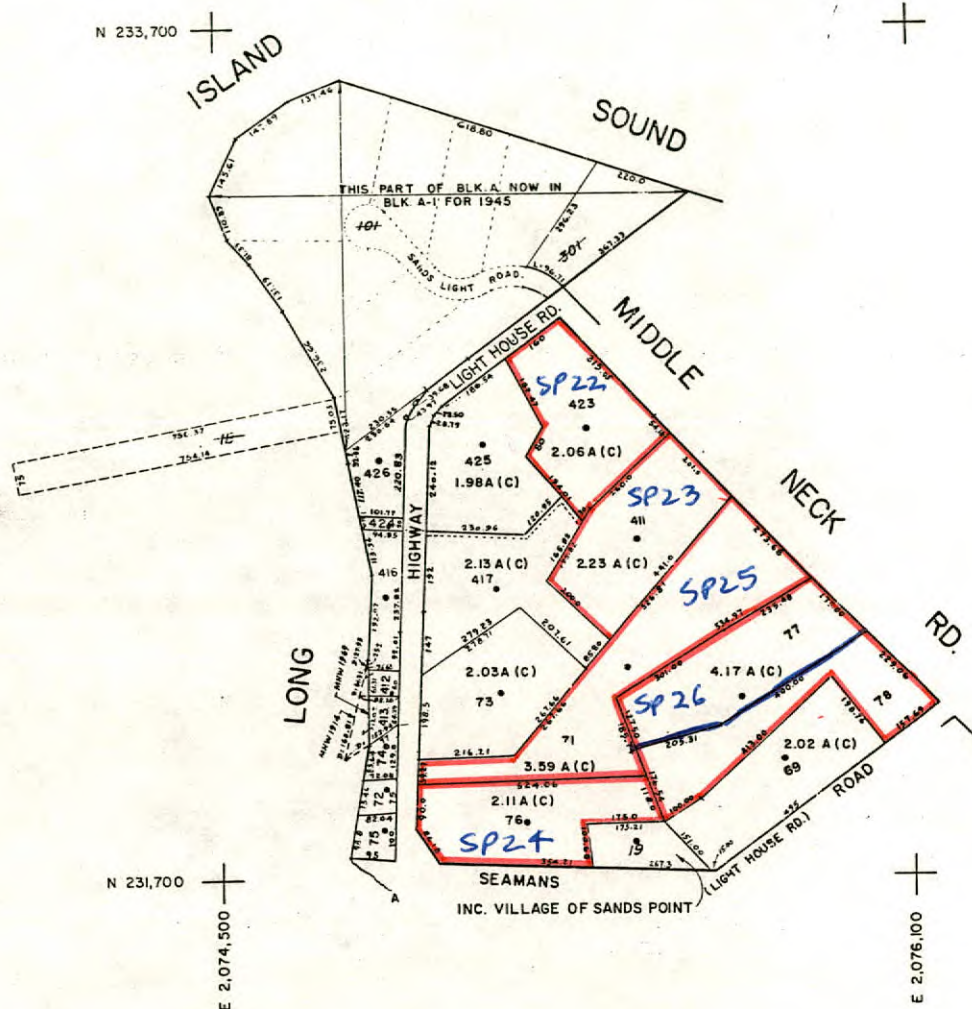
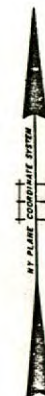


CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
751								



SCALE: 1" = 200'

SEP 1992

[illegible]





SCALE: 1" = 200'

N 231,900

SEAMANS

( LIGHT HOUSE  
MIDDLE NECK

RD.  
ROAD )  
ROAD )

MIDDLE  
NECK

RD.

RD.

RD.

OLD SANDS POINT

LONG

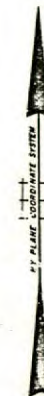
ISLAND

SOUNDS

N 229,500

E 2,074,900

E 2,077,200



### LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATION POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(C)  
176 A  
327 (S)  
185.69

REFERENCE MAPS  
MAP NO.

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST  
FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

### SPECIAL DISTRICTS

PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE, NG.

DIST  
MUNICIPALITIES  
TOWN OF  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF  
GLEN COVE  
LONG BEACH  
VILLAGE OF  
SANDS POINT

## NASSAU COUNTY LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED

SEC. 4  
BLK. A SHEET 2 OF 2



CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
751	1	72						



SEP 7 1990

EXHIBIT 10-1



N 229,400

MIDDLE NECK RD.

N 225,600

E 2,084,900

**MOTTS**

(TOWN

1.03 A.  
HIGHWAY 1

ROAD

INC. VILLAGE OF SANDS POINT 142A(C)

IBM COUNTRY CLUB  
SP2

SEE SEC.5  
BLOCK NO.164

SEE SEC. 3  
BLOCK NO. 163

[illegible]



N 232,100

400' 200' 0' 400' 800'

SCALE: 1" = 400'

SEP 1980

HEMPSTEAD

SP7

HARBOR

Sands Point  
Preserve  
SP8

COUNTY OF NASSAU

SP8

MIDDLE

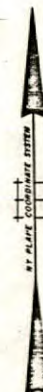
NECK

N 227,700

E 2,083,500

RD.

E 2,087,500



## LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(C)  
176 A  
327 (S)  
185.69

REFERENCE MAPS  
MAP NO. 5205, 6813, 7967, 7968, 8482

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST

FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

DIST

PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DIST

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ.

DIST

MUNICIPALITIES  
TOWN OF  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF  
GLEN COVE  
LONG BEACH  
VILLAGE OF  
SAIDS POINT

SCHOOL DISTRICT  
PORT WASHINGTON UFSD

NASSAU COUNTY  
LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABL SELDIN  
CHAIRMAN, BOARD OF ASSESSORS  
MAP ADOPTED

SEC. 4  
BLK. B SHEET 2 OF 4



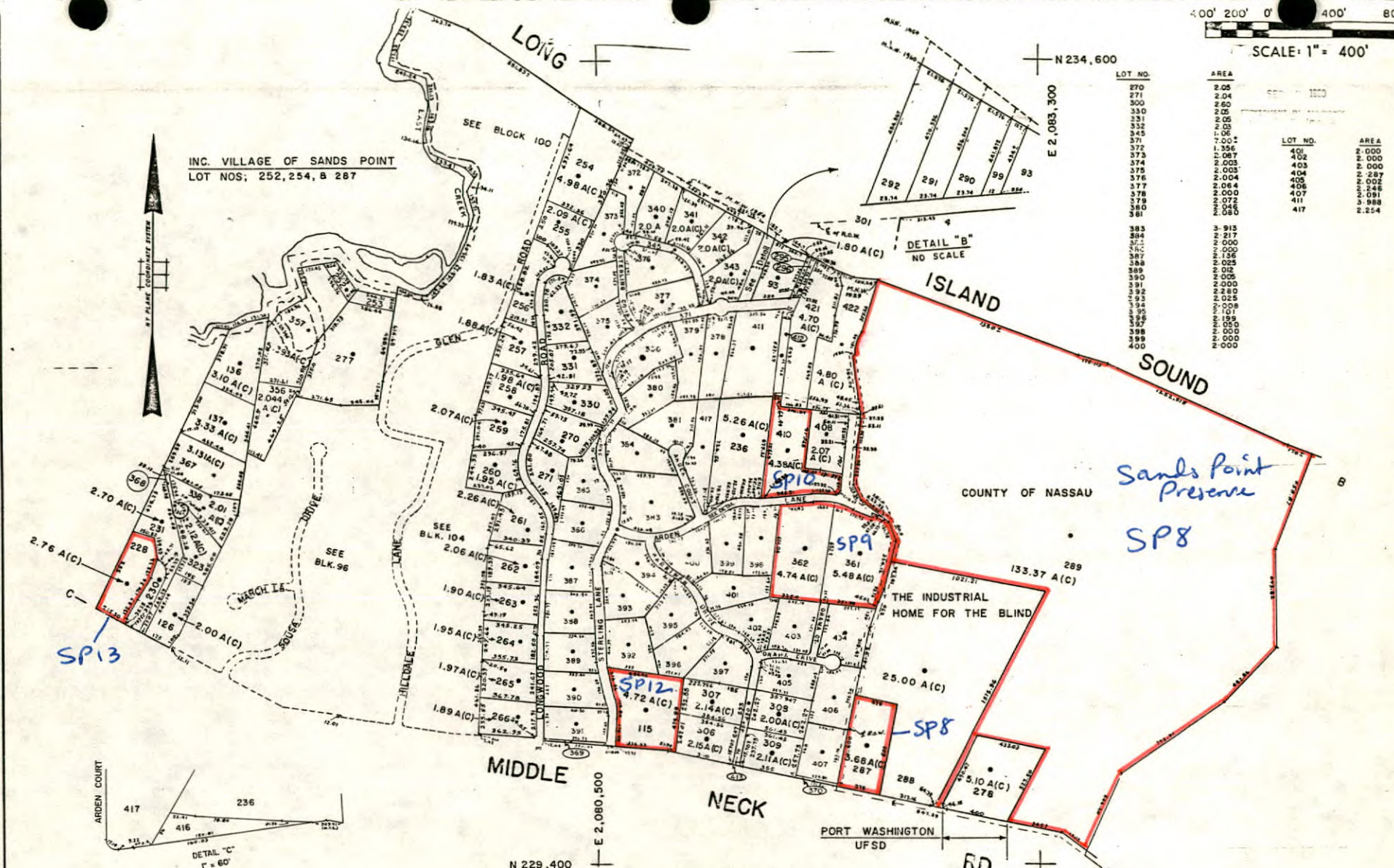


400' 200' 0' 400' 800'

SCALE 1" = 400'

INC. VILLAGE OF SANDS POINT  
LOT NOS: 252, 254, & 287

LOT NO.	AREA	LOT NO.	AREA
270	2.05	371	1.002
271	2.04	372	1.002
272	2.04	373	1.002
273	2.05	374	1.002
274	2.05	375	1.002
275	2.05	376	1.002
276	2.05	377	1.002
277	2.05	378	1.002
278	2.05	379	1.002
279	2.05	380	1.002
280	2.05	381	1.002
281	2.05	382	1.002
282	2.05	383	1.002
283	2.05	384	1.002
284	2.05	385	1.002
285	2.05	386	1.002
286	2.05	387	1.002
287	2.05	388	1.002
288	2.05	389	1.002
289	2.05	390	1.002
290	2.05	391	1.002
291	2.05	392	1.002
292	2.05	393	1.002
293	2.05	394	1.002
294	2.05	395	1.002
295	2.05	396	1.002
296	2.05	397	1.002
297	2.05	398	1.002
298	2.05	399	1.002
299	2.05	400	1.002



# LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(C)  
178A  
327 (S)  
185.89

REFERENCE MAPS  
MAP NO. 8268, 8449, 9271

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ.

MUNICIPALITIES  
TOWN OF: HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF: GLENCOVE  
VILLAGE OF: SANDS POINT  
SCHOOL DISTRICT: PORT WASHINGTON UFSD

## NASSAU COUNTY LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDON, Chairman, BOARD OF ASSESSORS  
MAP ADOPTED

SEC. 4  
BLK. B SHEET 3 OF 4



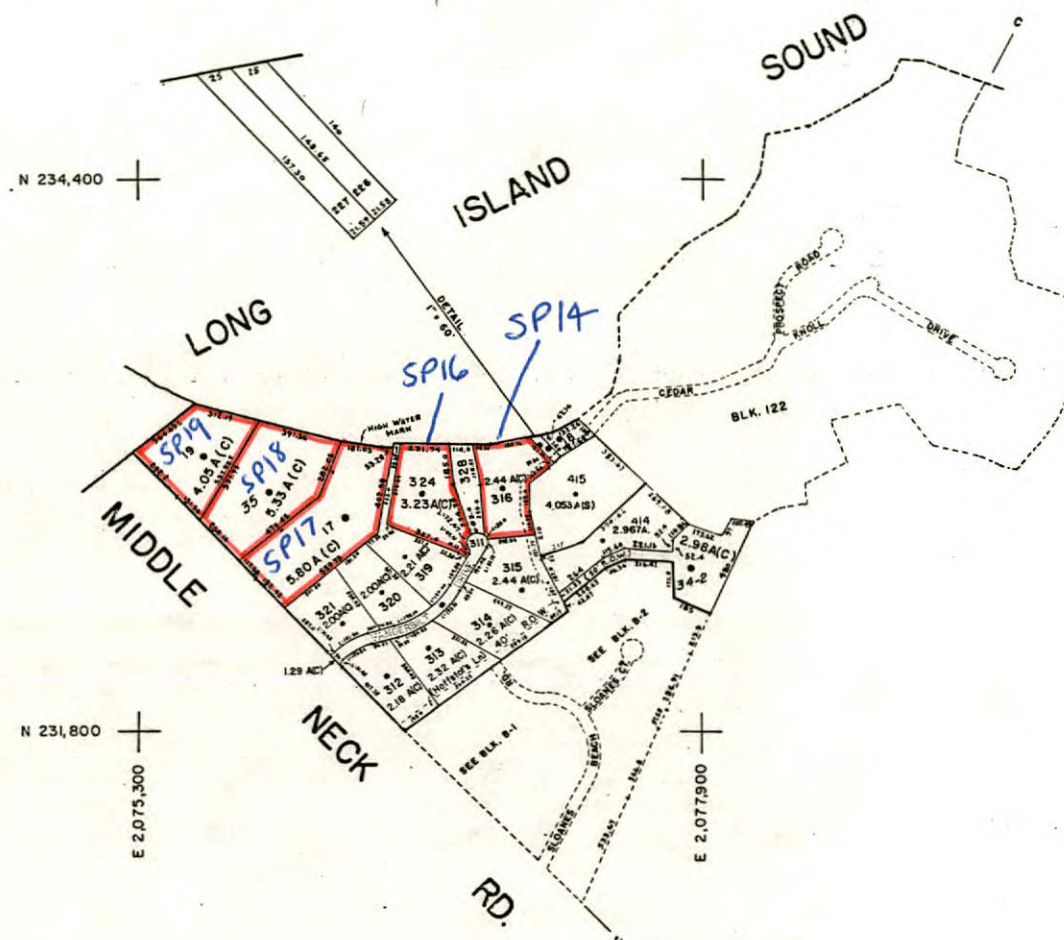
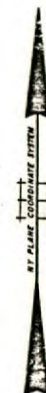
CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
751	1	72						



0' 200' 400' 600'

SCALE: 1" = 400'

SPR 1990



**LEGEND**

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(C)  
176 A  
327 (S)  
185.69

REFERENCE MAPS  
MAP NO. 7431

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST  
FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

**SPECIAL DISTRICTS**

DIST  
PUBLIC PARKING  
PORT WASHINGTON 72  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DIST  
DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ. 1

**MUNICIPALITIES**

TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF:  
GLEN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT  
SCHOOL DISTRICT:  
PORT WASHINGTON UPSD 4

**NASSAU COUNTY  
LAND & TAX MAP**

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS  
MAP ADOPTED

**SEC. 4  
BLK. B** SHEET 4 OF 4



CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
751	1	72						

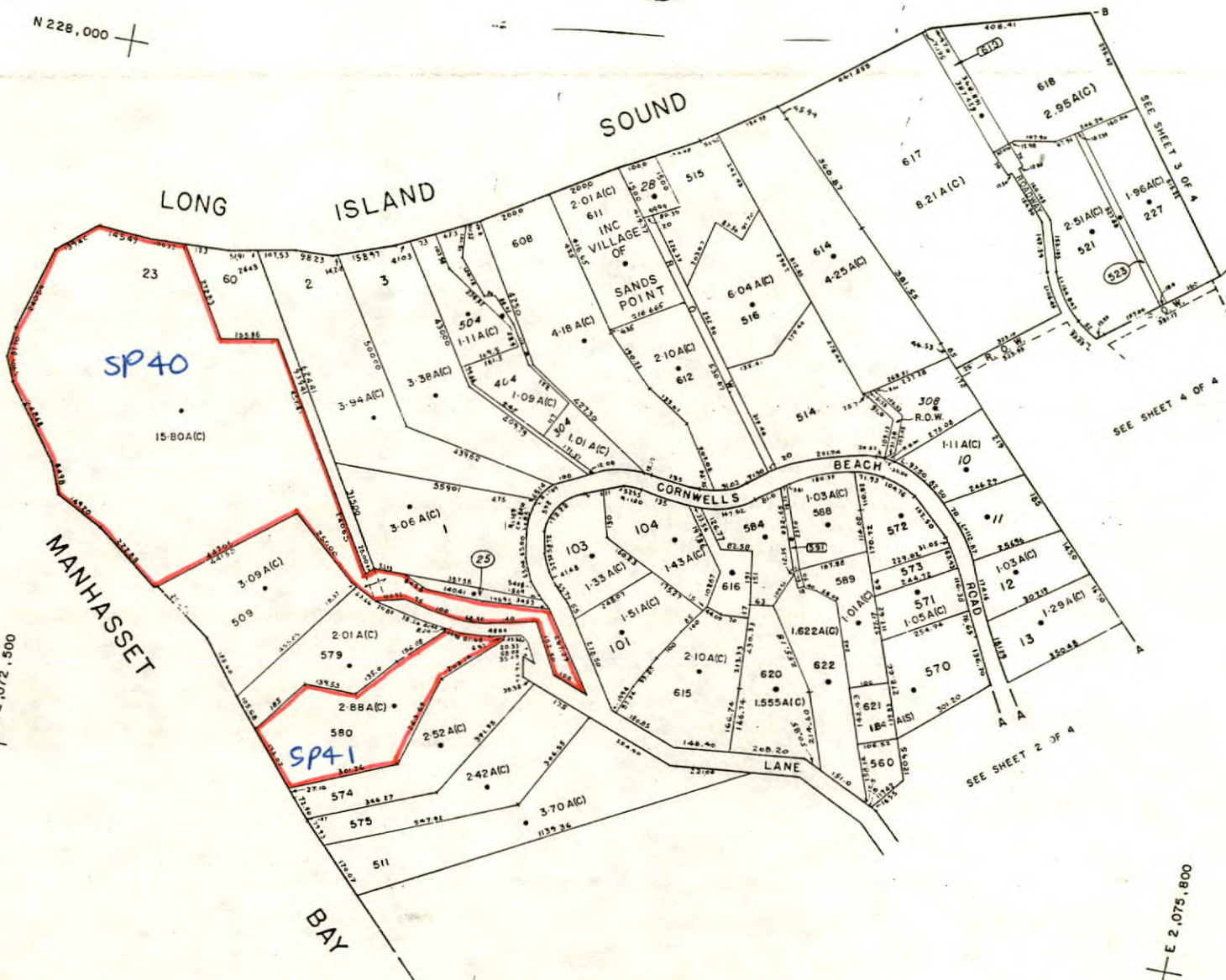


N 228,000



SCALE: 1" = 200'

SEP 1930



N 226,000 E 2,072,500

E 2,075,800



LEGEND

COUNTY LINE	---
TOWN LINE	----
VILLAGE LINE	-----
SCHOOL DISTRICT LINE	=====
PROPERTY LINE	.....
SPECIAL DISTRICT LINE	-----
BLOCK LIMIT	-----
LOCATOR POINT	•
TAX MAP PARCEL NO.	246
CALCULATED ACREAGE	75A(C)
DEED ACREAGE	176 A
DEED DIMENSION	207 (S)
DEED DIMENSION	185 69
REFERENCE MAPS	
MAP NO.	

POLICE	
WATER	
LIGHTING	
LIBRARY	
FIRE	

DIST	FIRE PROTECTION
	SANITARY
	REFUSE & GARBAGE
	REFUSE DISPOSAL
	SEWAGE COLLECTION

SPECIAL DISTRICTS

PUBLIC PARKING	
PORT WASHINGTON	72
SEWER	
PARK	
IMPROVEMENT	
SIDEWALK	

DRAINAGE	
FIRE HYDRANT RENTAL	
GARBAGE	
ESCALATOR	
WATER POLLUTION CONTROL	
TOWN, COUNTY, COLLEGE, POLICE HQ.	1

DIST	MUNICIPALITIES
	TOWN OF HEMPSTEAD
	NORTH HEMPSTEAD
	OYSTER BAY
	CITY OF GLEN COVE
	LONG BEACH
	VILLAGE OF
	SCHOOL DISTRICT
	PORT WASHINGTON UFSO

NASSAU COUNTY LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED

SEC. 4  
BLK. C SHEET 1 OF 4



CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
721								



200' 100' 0' 200' 400'

SCALE: 1" = 200'

N 226,900



N 224,900

E 2,073,600

E 2,076,400

# LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION  
REFERENCE MAPS  
MAP NO.

248  
75A(C)  
178 A  
327 (S)  
185 89

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST

FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

DIST

PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DIST

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ. 1

DIST

MUNICIPALITIES  
TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF:  
GLEN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT

SCHOOL DISTRICT  
PORT WASHINGTON UFSD 4

## NASSAU COUNTY LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS  
MAP ADOPTED

SEC. 4  
BLK. C SHFET 2 OF 4



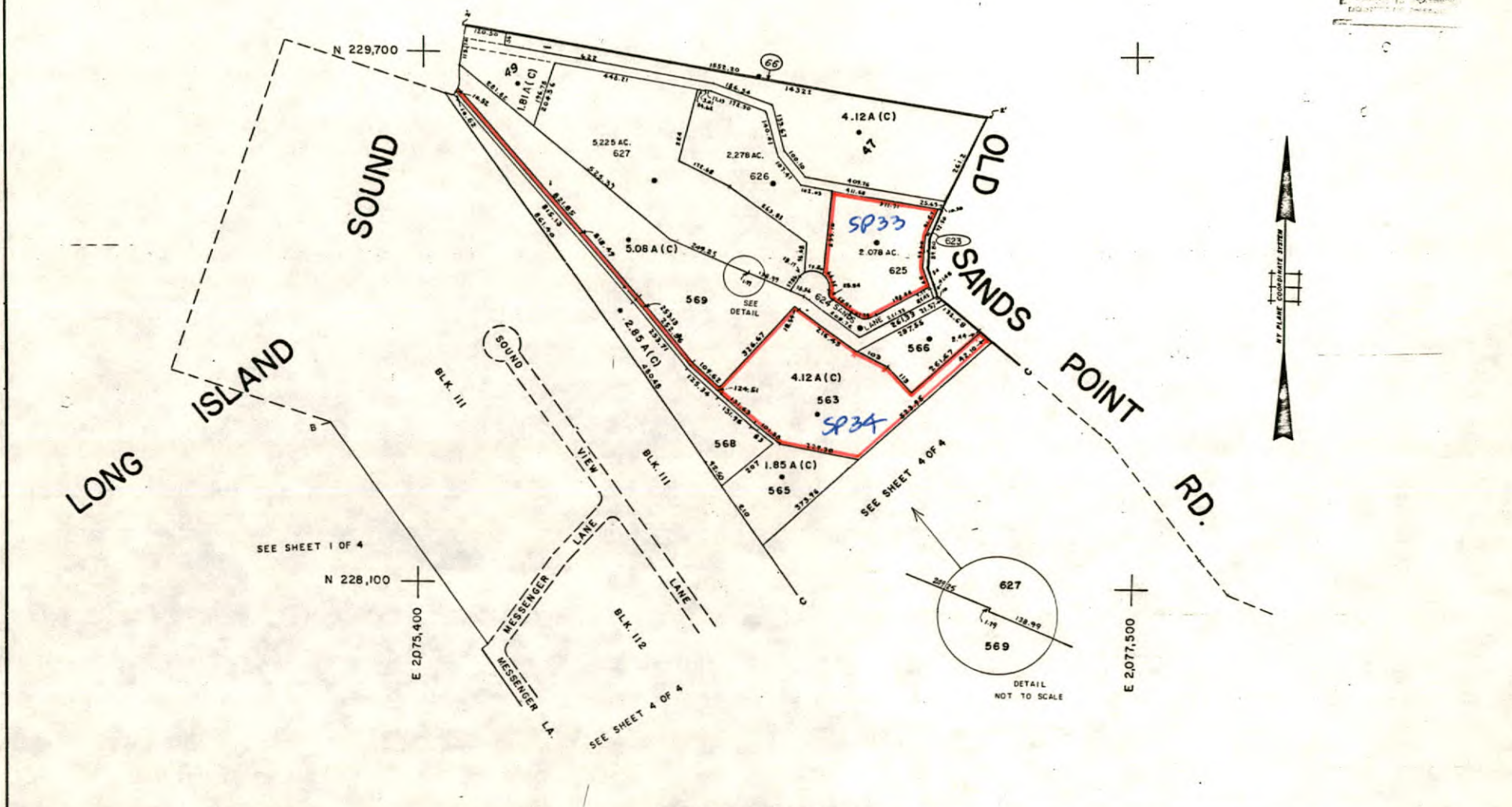
CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
721	1	72						



SCALE: 1" = 200'

257 133

100-443886-100

[illegible]



200' 100' 0' 200' 400'

SCALE: 1" = 200'

SEP 1990

DEPARTMENT OF ASSESSMENT  
LAND & TAX MAP

SEE SHEET 1 OF 4

BLK. III

MESSENGER LANE

SOUND VIEW LANE

N 228,300

E 2076,400

SEE SHEET 3 OF 4

SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

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SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

SHAD BLOW (SYCAMORE) RD.

OLD SANDS

POINT RD.

BARKERS

POINT

RD.

N 226,600  
E 2,075,600N 228,600  
E 2,078,300

## LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(C)  
176 A  
327 (S)  
185.89

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

## SPECIAL DISTRICTS

PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDE WALK

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ.

## MUNICIPALITIES

TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OSTER BAY  
CITY OF:  
GLEN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT

NASSAU COUNTY  
LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED

SEC. 4  
BLK. C SHEET 4 OF 4



## REFERENCE MAPS

MAP NO. 8385, 5487

CODE

751

77

## SPECIAL DISTRICT WITHIN

## CODE

## SPECIAL DISTRICT WITHIN

## CODE

## SPECIAL DISTRICT WITHIN



200' 100' 0' 200' 400'

SCALE: 1" = 200'

SEP 1980

DEPARTMENT OF ASSESSMENT  
LANDING OFFICE

N 227,200

N 225,700

E 2,076,800

E 2,079,200

BARKERS POINT

OLD SANDS POINT RD.

SANDS POINT RD.

FIRWOOD (WHITEHALL RD.) RD.

GRAYWOOD RD.

HICKORY RD.

INWOOD RD.

JUNIPER RD.

KIRKWOOD RD.

LINWOOD RD.

CORNWELLS L.A.  
INC. VILLAGE OF  
INC. VILLAGE OF

SP57  
118  
271  
1.00 A(C)  
2.34 A(C)  
1.91 A(C)  
SP56  
22  
270  
3.14 A(C)  
274  
4.36 A(C)  
SP58

SP63  
267  
1.19 A(C)

LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
DEED DIMENSION  
DEED DIMENSION  
REFERENCE MAPS  
MAP NO. 7874

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST  
FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

SPECIAL DISTRICTS  
PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ.

MUNICIPALITIES  
TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF:  
GLEN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT

NASSAU COUNTY  
LAND & TAX MAP  
DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS  
MAP ADOPTED

SEC. 4  
BLK. E SHEET 2 OF 2



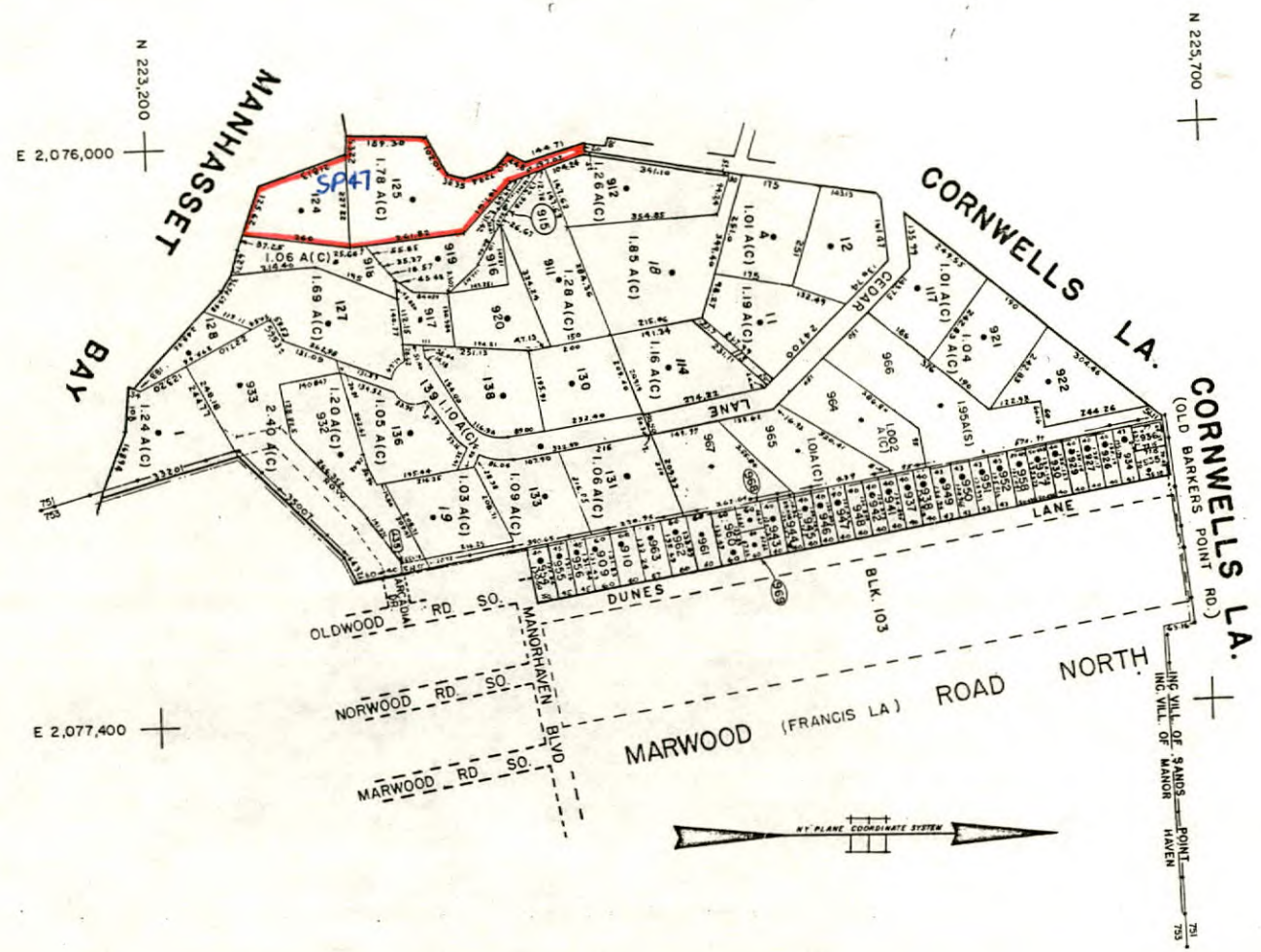




SCALE: 1" = 200'

SEP 7 1990

APPROVED BY AUTHORIZED  
CLERK OF THE BOARD



COPYRIGHT 1984 NASSAU COUNTY

LEGEND				SPECIAL DISTRICTS				MUNICIPALITIES			
COUNTY LINE	---	POLICE	DIST	FIRE PROTECTION	DIST	PUBLIC PARKING	DIST	DRAINAGE	DIST	TOWN OF:	
TOWN LINE	---	NASSAU COUNTY	3	SANITARY		PORT WASHINGTON	72	FIRE HYDRANT RENTAL		HEMPSTEAD	
SCHOOL DISTRICT LINE	---	WATER		REFUSE & GARBAGE		SEWER		GARBAGE		NORTH HEMPSTEAD	
PROPERTY LINE	---	PORT WASHINGTON	13	REFUSE DISPOSAL		PARK		ESCALATOR		OYSTER BAY	
SPECIAL DISTRICT LINE	---	LIGHTING		SEWAGE COLLECTION		IMPROVEMENT		WATER POLLUTION CONTROL		CITY OF	
BLOCK LIMIT	---	LIBRARY				SIDEWALK		TOWN, COUNTY, COLLEGE, POLICE NO.	1	GLEN COVE	
LOCATOR POINT	*	FIRE								LONG BEACH	
TAX MAP PARCEL NO.	246									VILLAGE OF	
CALCULATED ACREAGE	75A(C)									SANDS POINT	
DEED ACREAGE	175A									MAYOR PARK	
SCALED DIMENSION	327 (S)									SCHOOL DISTRICT	
DEED DIMENSION	185.89									PORT WASHINGTON UFSD	4
REFERENCE MAPS											
MAP NO.											
CODE	72	13	72	CODE		CODE		CODE			

# NASSAU COUNTY LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN, Chairman, BOARD OF ASSESSORS  
MAP ADOPTED

SEC. 4  
BLK. F



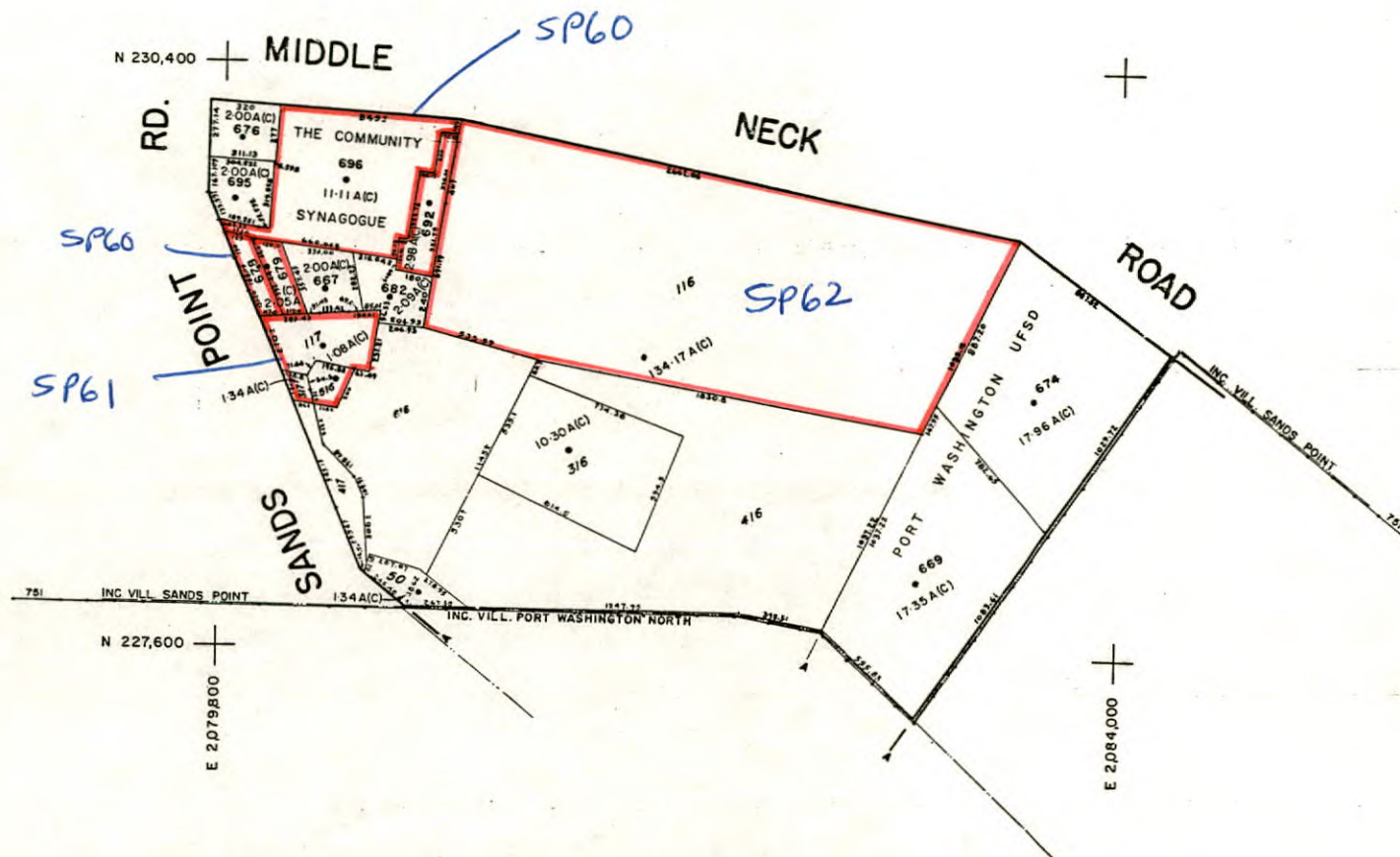


400' 200' 0' 400' 800'

SCALE: 1" = 400'

SEP 6 2000

DEPARTMENT OF ASSESSMENT  
COUNTY OF NASSAU



**LEGEND**

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
754(C)  
178 A  
327 (S)  
180.69

REFERENCE MAPS 7897, 7802, 7824, 7842, 7977, 8005,  
MAP NO. - 8029, 8009, 8270, 8145-8147, 8216, 8357

CODE  
751

POLICE	DIST
WATER	
LIGHTING	
LIBRARY	
FIRE	

FIRE PROTECTION	DIST
SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	

**SPECIAL DISTRICTS**

PUBLIC PARKING	DIST
PORT WASHINGTON	72
SEWER	
PARK	
IMPROVEMENT	
SIDEWALK	

DRAINAGE	DIST
FIRE HYDRANT RENTAL	
GARBAGE	
ESCALATOR	
WATER POLLUTION CONTROL	
TOWN, COUNTY, COLLEGE, POLICE NO.	1

**MUNICIPALITIES**

TOWN OF:	
HEMPSTEAD	
NORTH HEMPSTEAD	
OYSTER BAY	
CITY OF	
GLEN COVE	
LONG BEACH	
VILLAGE OF	
SANDS POINT	
SCHOOL DISTRICT	
PORT WASHINGTON UFSD	4

**NASSAU COUNTY  
LAND & TAX MAP**

DEPARTMENT OF ASSESSMENT  
ABE SELDIN, Chairman, Board of Assessors

MAP ADOPTED

SEC. 4  
BLK. J SHEET 2 OF 3



CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
751	1	72						

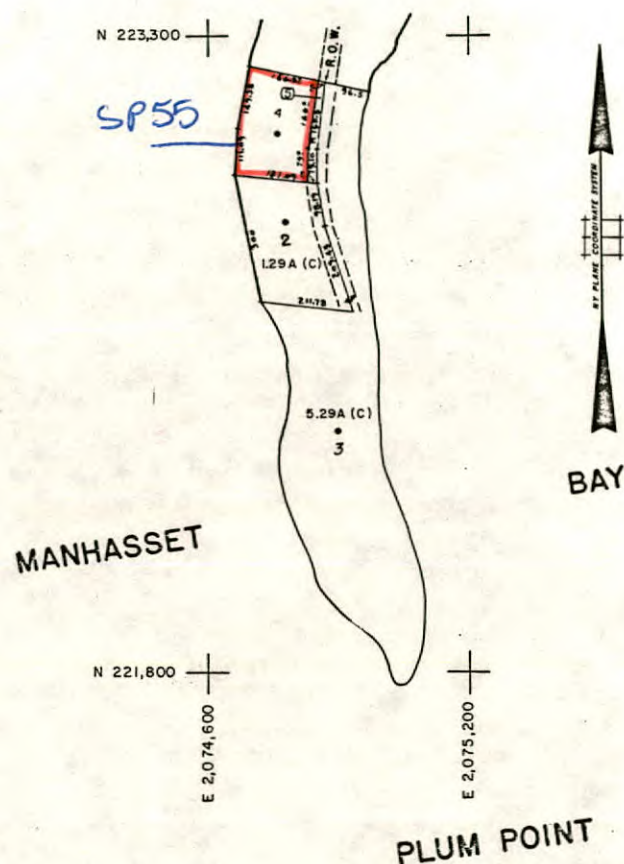


200' 100' 0 200' 400'

SCALE: 1" = 200'

SEP 7 1980

DEPARTMENT OF ASSESSMENT  
CHAIRMAN, BOARD OF ASSESSORS



# LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION  
REFERENCE MAPS  
MAP NO.

246  
75A(C)  
178 A  
327 (S)  
185.89

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST

FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

DIST

PUBLIC PARKING  
FORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DIST

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ.

DIST

MUNICIPALITIES  
TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF:  
GLEN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT

SCHOOL DISTRICT  
FORT WASHINGTON UPSD

SEC. 4  
BLK. K

## NASSAU COUNTY LAND & TAX MAP

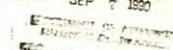
DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED



CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
751	1	71						





**NASSAU COUNTY  
LAND & TAX MAP**

DEPARTMENT OF ASSESSMENT  
ABE SELDIN Ab. Seldin  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED

SEC. 5  
BLK. K SHEET 1 OF 2

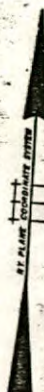
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200' 100' 0' 100' 400'

SCALE 1" = 200'

SEP 7 1990



N 226,300

SEE SEC. 4 BLOCK 9

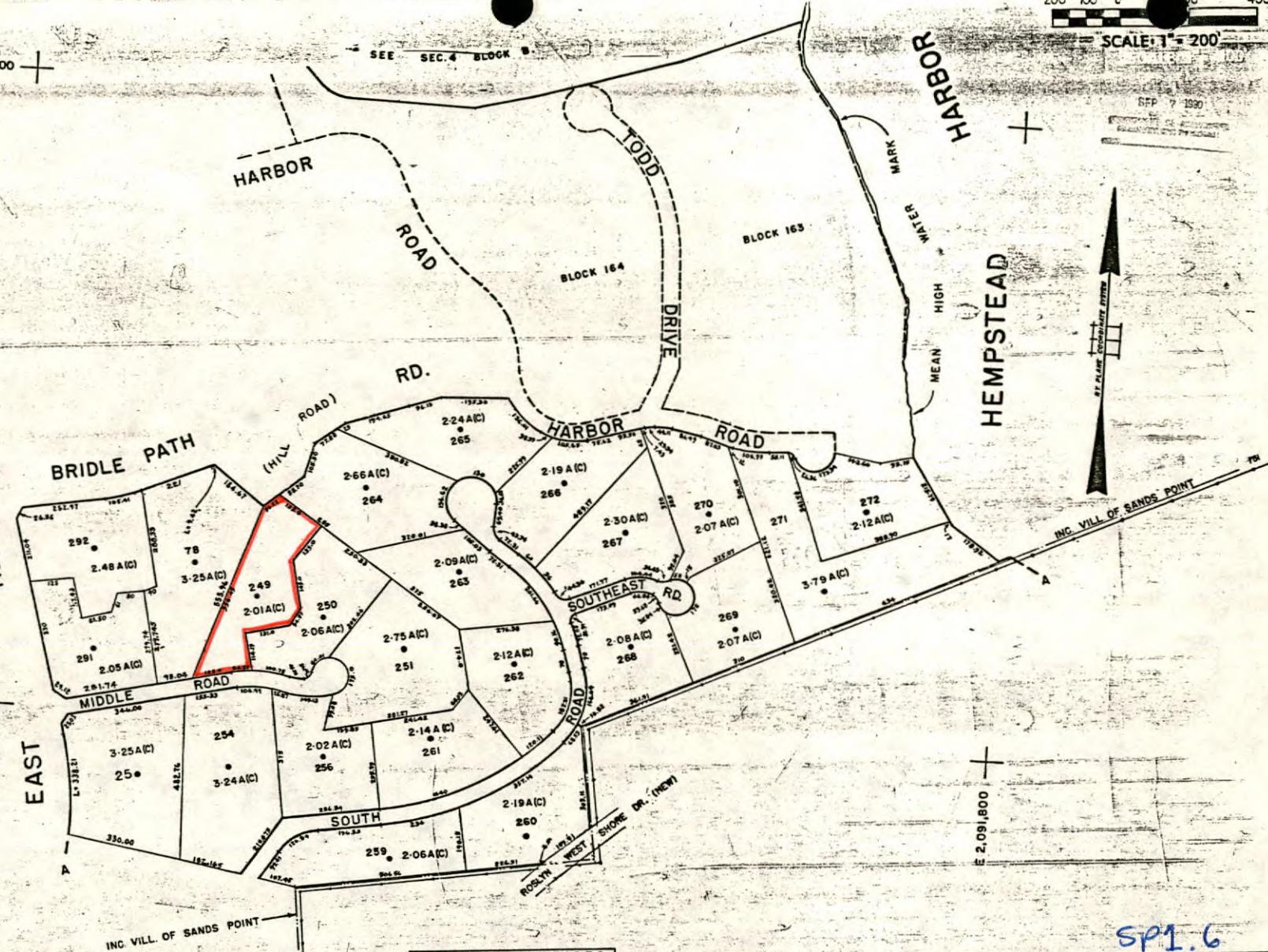
RD.

N 224,400

E 2088,900

EAST

E 2,091,800



INC. VILL. OF SANDS POINT

SP1.6

**LEGEND**

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACRES  
DEED ACRES  
SCALED DIMENSION  
DEED DIMENSION  
REFERENCE MAPS T04, 6678, 7720, 7820, 8001  
MAP NO.

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST  
FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

**SPECIAL DISTRICTS**

DIST  
PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DIST  
DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE POLICE NO

**MUNICIPALITIES**

TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF:  
GLIN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT  
SCHOOL DISTRICT:  
PORT WASHINGTON UNFD

**NASSAU COUNTY  
LAND & TAX MAP**

DEPARTMENT OF ASSESSMENT  
ARIE BELTON  
CHAIRMAN, BOARD OF ASSESSORS  
MAP ADOPTED

SEC. 5  
BLK. K SHEET 2 OF 2



CODE	SPECIAL DISTRICT WITHIN	CODE	SPECIAL DISTRICT WITHIN	CODE	SPECIAL DISTRICT WITHIN
7.81	1	7.81	1	7.81	1



100' 50' 0' 100' 200'

SCALE: 1" = 100'

SEE

RECORD OF DEEDS

N 223,600

N 223,200

E 2,087,500

W.

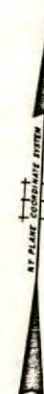
R.

SOUTH

ROAD

E 2,089,100

+ R. O. W. +



SP1.3

SP1.3

## LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

246  
75A(C)  
176 A  
327 (S)  
185.86

REFERENCE MAP'S  
MAP NO.

POLICE	DIST
WATER	
LIGHTING	
LIBRARY	
FIRE	

FIRE PROTECTION	DIST
SANITARY	
REFUSE & GARBAGE	
REFUSE DISPOSAL	
SEWAGE COLLECTION	

## SPECIAL DISTRICTS

PUBLIC PARKING	DIST
PORT WASHINGTON	72
SEWER	
PARK	
IMPROVEMENT	
SIDEWALK	

DRAINAGE	DIST
FIRE HYDRANT RENTAL	
GARBAGE	
ESCALATOR	
WATER POLLUTION CONTROL	
TOWN, COUNTY, COLLEGE POLICE NO	1

## MUNICIPALITIES

TOWN OF: HEMPSTEAD NORTH HEMPSTEAD OYSTER BAY CITY OF: GLEN COVE LONG BEACH VILLAGE OF: SANDS POINT	
SCHOOL DISTRICT PORT WASHINGTON UFSD	

NASSAU COUNTY  
LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS

MAP ADOPTED

SEC. 5  
BLK. 23



CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
7.51	1	72						



SEP 1930

N 224,400 +  
E 2,087,150

HARBOR

N 223,300 —

MIDDLE

ROAD

EAST

RD.

E 2,089,000

[illegible]



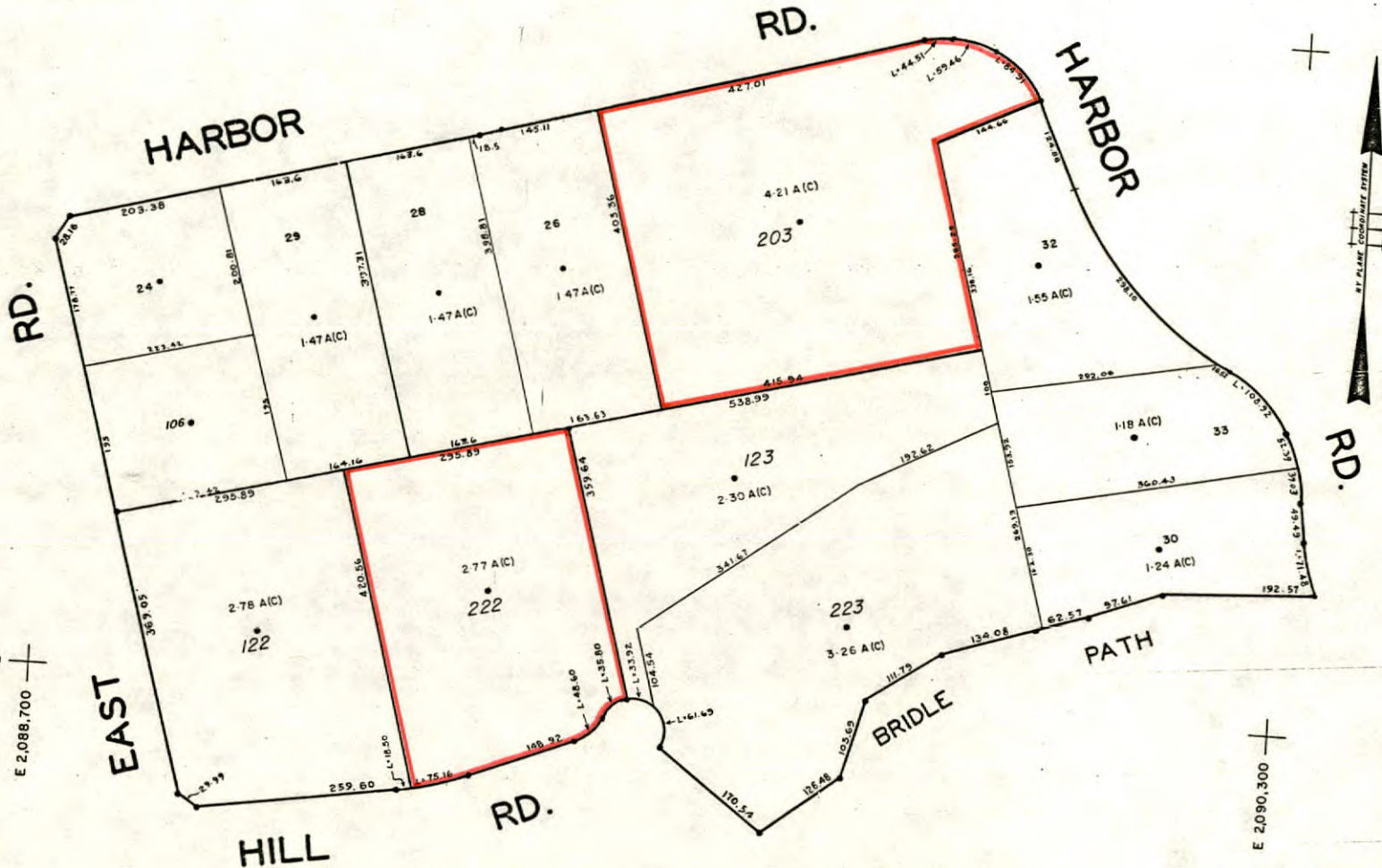
100' 50' 0' 100' 200'

SCALE: 1" = 100'

SEP 1 1991

DEPARTMENT OF ASSESSMENT  
NASSAU COUNTY, FLORIDA

N 226,100



RD.

HARBOR

RD.

RD.

HILL

EAST

PATH

BRIDLE

SP1.7 SP1.9

E 2,090,300

LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
SCALED DIMENSION  
DEED DIMENSION

REFERENCE MAPS  
MAP NO.

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

DIST  
FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

SPECIAL DISTRICTS

PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DIST  
DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE POLICE NO.

MUNICIPALITIES

TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OYSTER BAY  
CITY OF  
GLEN COVE  
LONG BEACH  
VILLAGE OF  
SANDS POINT  
SCHOOL DISTRICT  
PORT WASHINGTON, USPD

NASSAU COUNTY  
LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN, Chairman, Board of Assessors

MAP ADOPTED

SEC. 5  
BLK. 75


CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
7.51	1	72						



LEGEND			SPECIAL DISTRICTS			MUNICIPALITIES		
COUNTY LINE	---		POLICE		DIST	DRAINAGE		DIST
TOWN LINE	----		FIRE PROTECTION			PUBLIC PARKING		
VILLAGE LINE	-----		SANITARY			PORT WASHINGTON	72	
SCHOOL DISTRICT LINE	-----		REFUSE & GARBAGE			SEWER		
PROPERTY LINE	-----		REFUSE DISPOSAL			PARK		
SPECIAL DISTRICT LINE	-----		SEWAGE COLLECTION			IMPROVEMENT		
BLOCK LIMIT	-----					SIDEWALK		
LOCATOR POINT	•							
TAX MAP PARCEL NO.	745							
CALCULATED ACREAGE	75A(C)							
DEED ACREAGE	176 A							
SCALED DIMENSION	307 (S)							
DEED DIMENSION	185.69							
REFERENCE MAPS								
MAP NO.								
SPECIAL DISTRICT WITHIN			SPECIAL DISTRICT WITHIN			SPECIAL DISTRICT WITHIN		
CODE			CODE			CODE		
7.91								

**NASSAU COUNTY**  
**LAND & TAX MAP**  
 DEPARTMENT OF ASSESSMENT  
 ABE SELDIN *Ab. 111*  
 CHAIRMAN, BOARD OF ASSESSORS  
 MAP ADOPTED \_\_\_\_\_

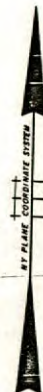
**SEC. 5**  
**BLK. 77**





SEP 5 1994

RECEIVED IN PROGRESS  
RECEIVED IN PROGRESS



N 223,550 +

INC. VIL. OF SANDS POINT

HARBOR RD.

SOUTH

RD.

MIDDLE  
(PORT WASHINGTON BLVD.)

**R.D.**

BRIDLE

R. O. W.

PATH

£ 2,087,650

Located in Town of  
North Hempstead

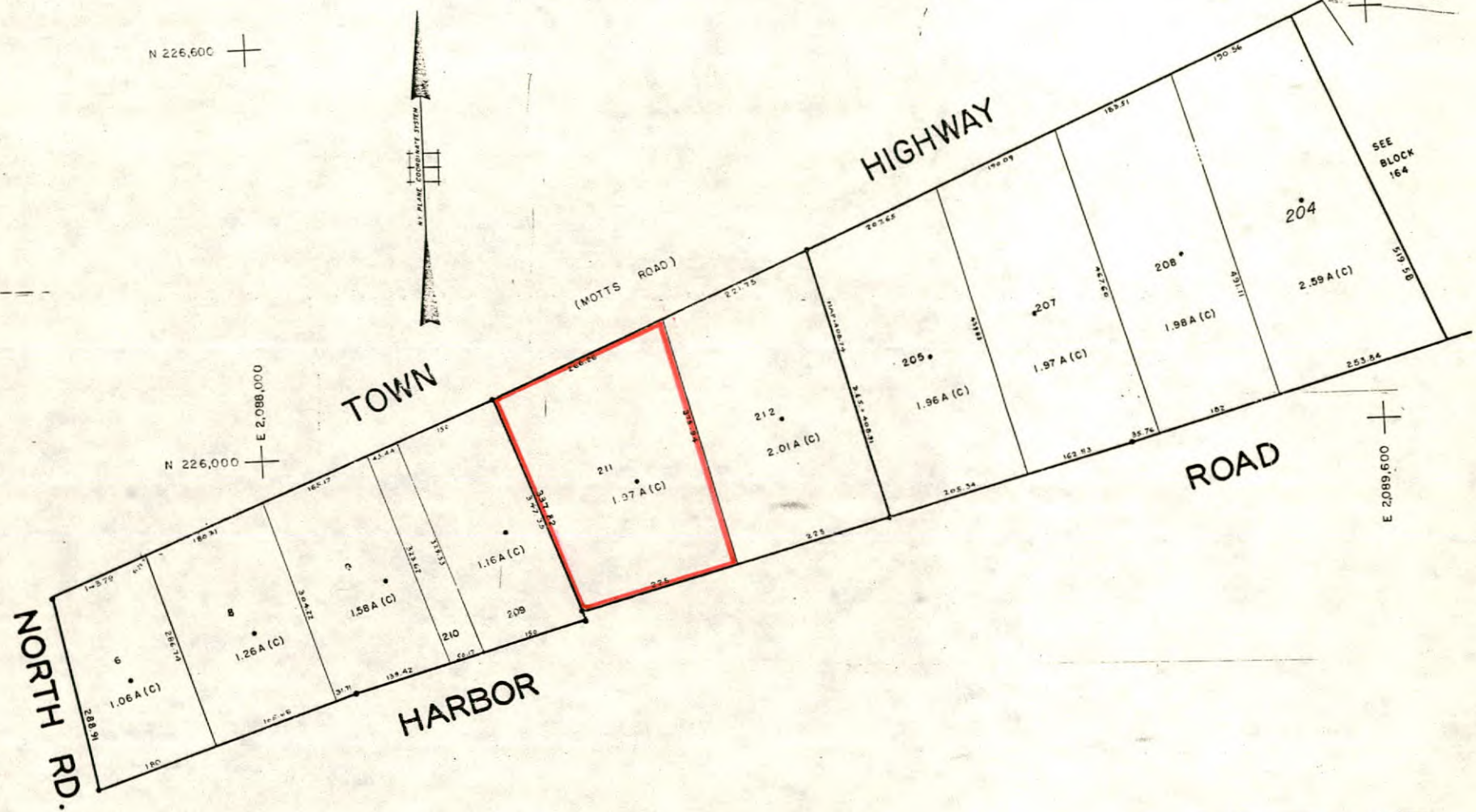
LEGEND		SPECIAL DISTRICTS		MUNICIPALITIES	
	DIST		DIST		DIST
COUNTY LINE		POLICE		DRAINAGE	
TOWN LINE		FIRE PROTECTION		FIRE HYDRANT RENTAL	
VILLAGE LINE		SANITARY		GARBAGE	
SCHOOL DISTRICT LINE		REFUSE & GARBAGE		ESCALATOR	
PROPERTY LINE		REFUSE DISPOSAL		WATER POLLUTION CONTROL	
SPECIAL DISTRICT LINE		SEWAGE COLLECTION		TOWN, COUNTY, COLLEGE, POLICE HQ.	
BLOCK LIMIT					
LOCATOR POINT					
TAX MAP PARCEL NO.	246				
CALCULATED ACREAGE	75A(C)				
DEED ACREAGE	176 A				
SCALED DIMENSION	327 (S)				
DEED DIMENSION	185.85				
REFERENCE MAPS					
MAP NO.					
CODE		CODE		CODE	
1 72					

**NASSAU COUNTY**  
**LAND & TAX MAP**  
 DEPARTMENT OF ASSESSMENT  
 ABE SELDIN, *Asst. Dir.*  
 CHAIRMAN, BOARD OF ASSESSORS  
 MAP ADOPTED \_\_\_\_\_

**SEC. 5**  
**BLK. 100**



SEP 7 1990



SP1.10

# NASSAU COUNTY LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN, Chairman, Board of Assessors  
MAP ADOPTED

SEC. 5  
BLK. 102



**LEGEND**

COUNTY LINE	---
TOWN LINE	---
VILLAGE LINE	---
SCHOOL DISTRICT LINE	---
PROPERTY LINE	---
SPECIAL DISTRICT LINE	---
BLOCK LIMIT	---
LOCATOR POINT	*
TAX MAP PARCEL NO.	248
CALCULATED ACREAGE	76A (C)
DEED ACREAGE	176 A
SCALED DIMENSION	327 (S)
DEED DIMENSION	185.69

REFERENCE MAPS  
MAP NO. 704

POLICE	DIST	FIRE PROTECTION	DIST
WATER		SANITARY	
LIGHTING		REFUSE & GARBAGE	
LIBRARY		REFUSE DISPOSAL	
FIRE		SEWAGE COLLECTION	

**SPECIAL DISTRICTS**

PUBLIC PARKING	DIST	DRAINAGE	DIST
PORT WASHINGTON	72	FIRE HYDRANT RENTAL	
SEWER		GARBAGE	
PARK		ESCALATOR	
IMPROVEMENT		WATER POLLUTION CONTROL	
SIDEWALK		TOWN, COUNTY, COLLEGE, POLICE HQ	

**MUNICIPALITIES**

TOWN OF:	
HEMPSTEAD	
NORTH HEMPSTEAD	
OYSTER BAY	
CITY OF:	
GLEN COVE	
LONG BEACH	
VILLAGE OF:	
SANIS POINT	
SCHOOL DISTRICT	
PORT WASHINGTON, WESD	

CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN	CODE	SPECIAL DISTRICT	WITHIN
7.51								

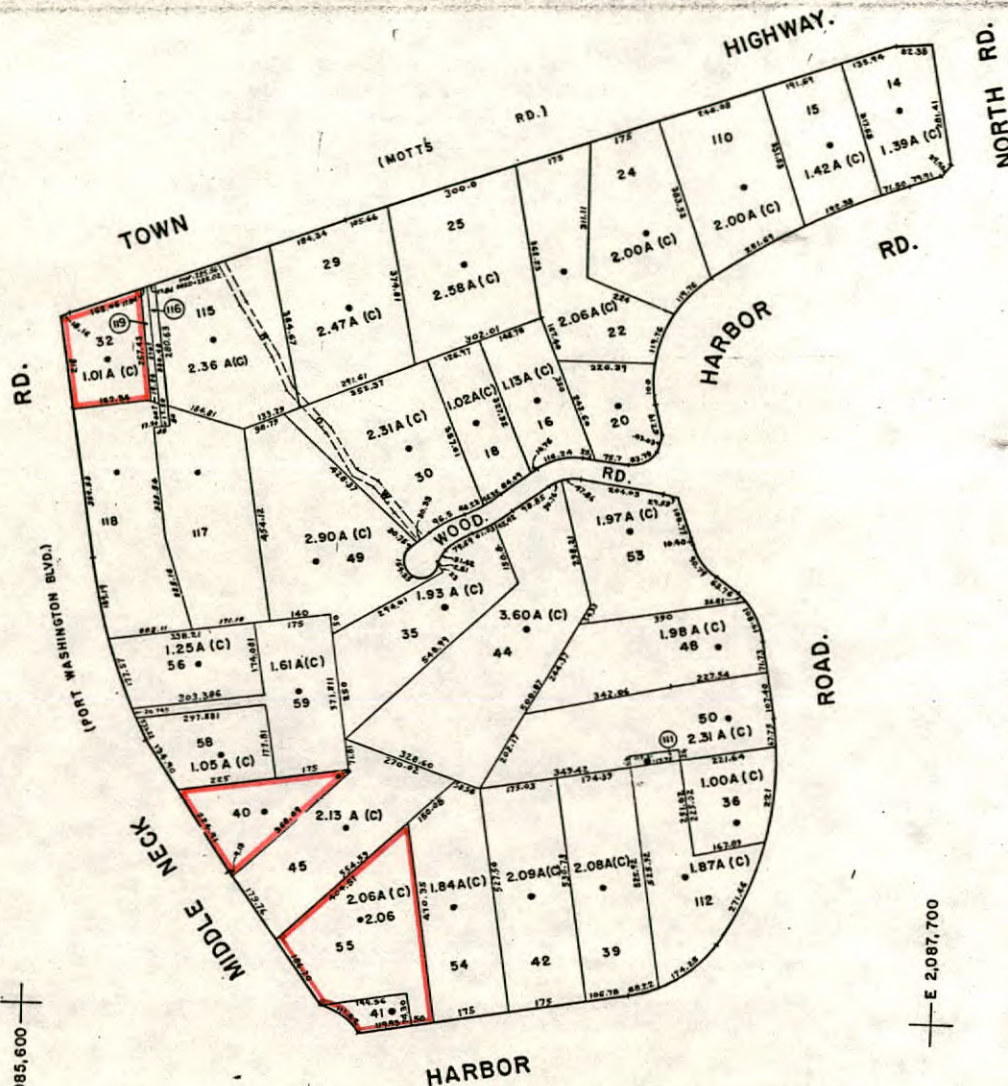


N 225,000

200' 100' 0' 200' 400'

SCALE: 1" = 200'

SEP 1990

DEPARTMENT OF ASSESSMENT  
NASSAU COUNTY, FLORIDA

N 223,500

E 2,085,600

E 2,087,700

SP1.17

SP1.16

SP1.1

## LEGEND

COUNTY LINE  
TOWN LINE  
VILLAGE LINE  
SCHOOL DISTRICT LINE  
PROPERTY LINE  
SPECIAL DISTRICT LINE  
BLOCK LIMIT  
LOCATOR POINT  
TAX MAP PARCEL NO.  
CALCULATED ACREAGE  
DEED ACREAGE  
DEED DIMENSION  
DEED DIMENSION

246  
75A(C)  
178 A  
327 (S)  
185.88

REFERENCE MAPS  
MAP NO. 704

POLICE  
WATER  
LIGHTING  
LIBRARY  
FIRE

FIRE PROTECTION  
SANITARY  
REFUSE & GARBAGE  
REFUSE DISPOSAL  
SEWAGE COLLECTION

## SPECIAL DISTRICTS

PUBLIC PARKING  
PORT WASHINGTON  
SEWER  
PARK  
IMPROVEMENT  
SIDEWALK

DRAINAGE  
FIRE HYDRANT RENTAL  
GARBAGE  
ESCALATOR  
WATER POLLUTION CONTROL  
TOWN, COUNTY, COLLEGE, POLICE HQ.

MUNICIPALITIES  
TOWN OF:  
HEMPSTEAD  
NORTH HEMPSTEAD  
OSTER BAY  
CITY OF:  
GLEN COVE  
LONG BEACH  
VILLAGE OF:  
SANDS POINT  
SCHOOL DISTRICT  
PORT WASHINGTON UNFD

NASSAU COUNTY  
LAND & TAX MAP

DEPARTMENT OF ASSESSMENT  
ABE SELDIN  
CHAIRMAN, BOARD OF ASSESSORS  
MAP ADOPTED

SEC. 5  
BLK. 115

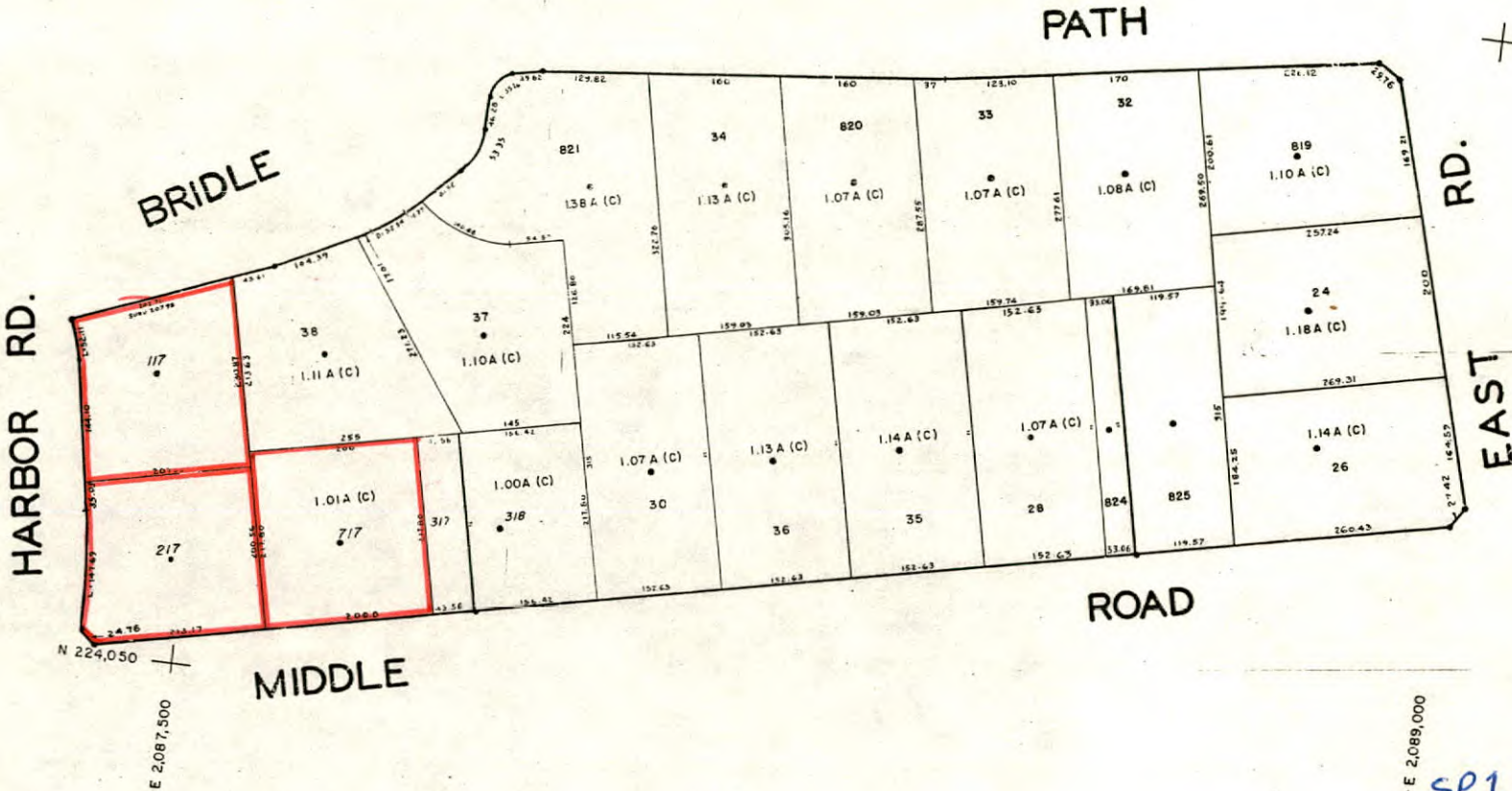




SCALE: 1" = 100'

SEP 2 1964

INSTRUMENTS OF PERFORMANCE  
SUBMITTED BY PERFORMER



2,089,000

SP1.11

SP1.12    SP1.13

LEGEND				SPECIAL DISTRICTS				MUNICIPALITIES			
COUNTY LINE	-----	POLICE		DIST	FIRE PROTECTION	DIST	PUBLIC PARKING	DIST	DRAINAGE	DIST	TOWN OF:
TOWN LINE	-----						PORT WASHINGTON	72			HEMPSTEAD
VILLAGE LINE	-----	WATER			SANITARY						NORTH HEMPSTEAD
SCHOOL DISTRICT LINE	-----						SEWER				OYSTER BAY
PROPERTY LINE	-----				REFUSE & GARBAGE						CITY OF
SPECIAL DISTRICT LINE	-----	LIGHTING					PARK				GLEN COVE
BLACK UNIT	-----				REFUSE DISPOSAL		IMPROVEMENT				LONG BEACH
LOCATOR POINT	•	LIBRARY			SEWAGE COLLECTION						VILLAGE OF
TAX MAP PARCEL NO.	246	FIRE					SIDEWALK				SANDS POINT
CALCULATED ACREAGE	754(C)										
DEED ACREAGE	176 A										
SCALED DIMENSION	327 (S)										
DEED DIMENSION	185.69										
REFERENCE MAPS											
MAP NO.											

CODE	SPECIAL DISTRICT	WITHIN
7.1		

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

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CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN

CODE	SPECIAL DISTRICT	WITHIN



SCALE: 1" = 100'

SEP 7 1920

IDENTITY (S) - [REDACTED]  
SECURITY (S) - [REDACTED]  
NOTE

N 226,450

SEE SEC. 4 BLOCK 8

E 2.091.500

HEMPSTEAD

TODD

## DRIVE

НАРВОК

HARBOR

ROAD

SEE BLOOMING

N 225,200

- E 2,090,500

SP1.14  
SP1.15

[illegible]



## INCORPORATED VILLAGE OF SANDS POINT: RECOMMENDATIONS

The Historic Overview and Existing Conditions Overview prepared in conjunction with this Intensive Level Survey of historic resources in the Incorporated Village of Sands Point suggest several courses of action that would further the interests of historic preservation. First and foremost among these is the fact that surviving within a relatively compact geographical area is a large and varied group of significant buildings and structures that represent a continuum of architectural development spanning nearly three centuries. In addition to residential buildings, which form the greatest proportion of resources, there are bridges, walls, gates and fences, converted carriage houses and barns, and unusual structures such as a lighthouse, sea wall and circular pheasant house. Resources range from the small and vernacular, such as the delightful wood-framed gatekeeper's cottage on the former H. R. Harper Estate [SP27], to the outright colossal, notably the imposing stone Neo-Tudor structures of Castlegould [SP8, now the Nassau County Preserve]. Local attitudes toward historic preservation must translate into policies that are open to the recognition and formal protection of such varied resources.

It is clear that surviving historic features contribute to the overall character and appearance of the modern day residential village; in fact, it may be said that the



predominant resources, i.e., the great estates and their residual features, have left an indelible imprint on the area and continue to distinguish it from the neighboring localities. For this reason, it is important that local authorities identify and promote the qualities and characteristics embodied by the village's significant architecture and seek its protection through landmarking and other controls.

Toward this end, it is recommended that the Historic Inventory submitted in the survey be regarded as a blueprint for continued study. Every attempt has been made to be comprehensive in the investigation and presentation of available documentation, but it is anticipated that additional resources may come to light over time and warrant inclusion in the survey. Resources of the 1930s and early 40s, for example, may have been excluded or overlooked at the present time because of a lack of documentation or adequate context for consideration. A group of c. 1940 Colonial Revival houses sited along Barkers Point Road and its immediate vicinity may soon deserve inclusion, and a similar group of houses added to the original Harbor Acres development may also become eligible within the next few years. The criteria for inclusion in the present survey must be examined and expanded when necessary to ensure a basis of data sufficiently comprehensive to support the objectives of historic preservation in the village.



It is recommended that listing of all eligible properties on the National Register of Historic Places be considered by local authorities, and that application be made accordingly. In addition to the fifty- nine individual entries on the Historic Inventory, four sub-groups or districts have been identified that contain fifty- six distinct features, for a total of one hundred and fifteen historic resources. Each of these small "districts" deserve consideration for listing as such on the National Register; many of the individual entries may qualify for individual listing as well, suggesting that a Multiple Resource Area <sup>Property Submission</sup> composed of all contributing elements be given strong consideration as the most comprehensive and economical approach to the recognition of eligible properties in the area. The Incorporated Village of Sands Point preserves a homogenous mix of significant architectural resources; these continue to be historically and geographically distinct from the features preserved in neighboring Port Washington, and it is therefore logical that a comprehensive district be proposed that would encompass the entire village entity.

Finally, local landmark recognition should be accorded as many resources as possible. Either as a consequence of National Register listing, or independent of this effort, it is imperative that village landmark controls be put into effect to safeguard against the total loss or insensitive treatment of eligible resources. Once in place, landmark



controls will help to block negative impacts on listed properties and will serve to promote the preservation of resources indirectly through the more gradual process of acquisition by sympathetic owners. A characteristic of the area that is common to the Long Island region but perhaps exaggerated in the Incorporated Village of Sands Point is the phenomenal growth in land value that translates into development pressures, sub-division of over-sized parcels and expansion or replacement of existing buildings. Even estate-era residential structures of considerable size and architectural quality are not immune from this process, particularly when they occupy large tracts or appear to require costly renovations. The proximity of metropolitan New York has contributed substantially to the historic development of the area and will continue to impact upon its evolution; without enforceable local landmark controls, the character and quality of the architectural landscape will surely and certainly erode as time goes by.



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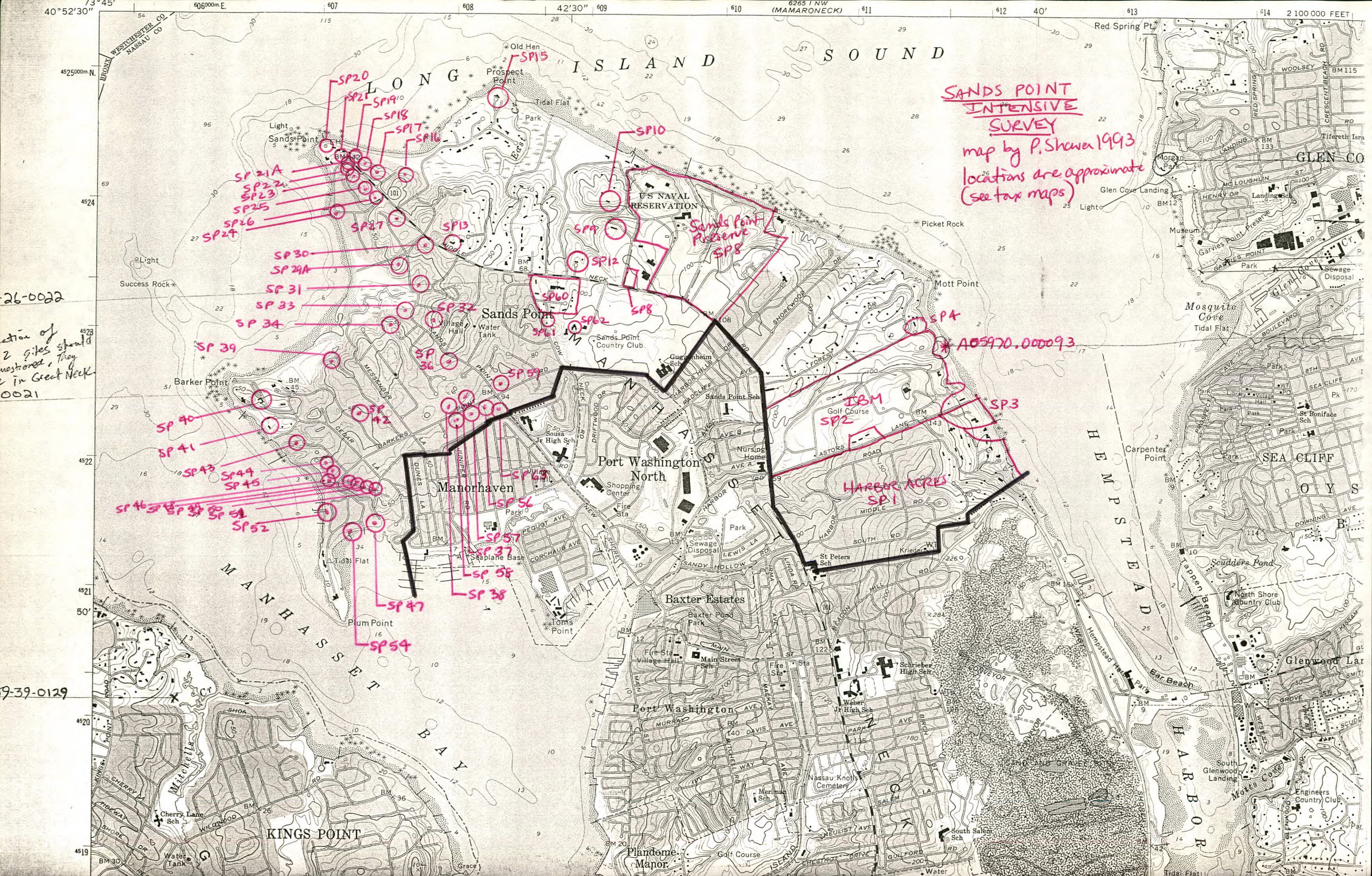
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**SANDS POINT  
INTENSIVE  
SURVEY**  
map by P. Shawen 1993  
locations are approximate  
(see tax maps)

\* A05970.000093

26-0022  
ation of  
2 sites should  
restored, they  
in Great Neck  
0021

9-39-0129